Land Use Board

Mya Cherbini
Secretary

Main Meeting Room
106 W. Sylvania Avenue
Neptune City, New Jersey

January 20, 2026 7:00 P.M.
Reorganization and Regular Meeting

SALUTE TO THE FLAG:

ROLL CALL:

- ☐ Patricia Gerand
- ☐ Randy Reynolds
- ☐ Mayor Rachel McGreevy
- ☐ Pamela Renee
- ☐ Robert Reynolds Jr.
- ☐ John Amoscato
- ☐ Larry Cross
- ☐ Craig Morcom
- ☐ Marie Moulder
- ☐ Sharon McSwieney
- ☐ Kenneth Zielinski
- ☐ Donna Susino
- ☐ Patricia Albano

Also Present:
- ☐ Mark A Leckstein, Esq.
- ☐ Matt Shafai, PE, PP, CME

OPENING STATEMENT BY THE CHAIRPERSON:

REORGANIZATION:

I. Swearing in of New/Reappointed Board Members
- **a.** Mayor Rachel McGreevy – Class I – (2026-2027)
- **b.** Robert Reynolds, Jr. – Class II – (2026-2027)
- **c.** Councilmember Pamela Renee – Class III – (2026-2027)
- **d.** Kenneth Zielinksi – Alternate I – (2026-2028)
- **e.** Sharon McSwieney – Alternate II - (2026-2028)
- **f.** Donna Susino – Alternate III – (2026-2028)
- **g.** Patricia Albano – Alternate IV – (2026-2028)

II. Appointment of Board Chairman and Vice Chairman

III. Appointment of Board Secretary

IV. Appointment of Board Attorney, Engineer, and Planner – Based upon the review and recommendations of the Board Members who reviewed bid proposals which had been submitted to the Municipal Clerk on December 19, 2025.

V. Schedule of Meetings for 2026 – Regular Meetings will be held in the Meeting Room, 2nd Floor of Borough Hall, 106 W Sylvania Avenue, Neptune City, New Jersey 07753 at 7:00 pm (except where noted) on the dates as follows:

January 20, 2026	February 24, 2026	March 24, 2026
April 28, 2026	May 26, 2026	June 23, 2026
July 28, 2026	August 25, 2026	September 22, 2026
October 27, 2026	November 24, 2026	December 22, 2026

MINUTES: December 16, 2025

RESOLUTION: 25-07 ENFRA MCC, LLC, 2020 Sixth Avenue Block 106 Lot 13 – Bulk Variance, Use Variance, Site Plan– Seeking approval for addition of solar generating facilities to be installed for power supply to the existing facility.

Motion: _____	**Second: _____**	**Alternates: _____**
☐ Chairwoman Patricia Gerand	☐ Larry Cross	☐ Kenneth Zielinksi
☐ Mayor Rachel McGreevy	☐ Craig Morcom	☐ Sharon McSwieney
☐ Robert Reynolds Jr.	☐ John Amoscato	☐ Donna Susino
☐ Pamela Renee	☐ Marie Moulder	☐ Patricia Albano
☐ Randy Reynolds		

APPLICATION: 25-09 Zschiegner, 114 W Sylvania Avenue Block 59 Lot 9 – Appeal of Zoning Permit Denial, Certificate of Non-Conforming Use, Interpretation of the Zoning Ordinances – Proposed use of 2 Commercial Units and 1 Residential Unit within a building

Enclosed: Development Application
Supplement to the Application

BOARD NOTES:

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NEW/OLD BUSINESS:

ADJOURNED: