Land Use Board

Mya Cherbini
Secretary

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

September 16, 2025 7:00 P.M.

SALUTE TO THE FLAG:

ROLL CALL:

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

Also Present:

- ☐ Patrick McNamara, Esq.
- ☐ Matt Shafai, PE, PP, CME
- ☐ Jennifer C. Beahm

OPENING STATEMENT BY THE CHAIRPERSON:

MINUTES: August 12, 2025

RESOLUTION: 24-06 5 Kids, LLC 3rd Avenue Blk 5 Lot 21 – Minor Site Plan with modifications to prior conditions of approval.
Proposes to add a row of arborvitae landscaping along the front of existing parking lot and applicant requests permission to excise conditions contained in the May 24, 1994 & December 9, 2014 Resolution approval (Exhibit A).

Motion: _____ **Second:** _____

- ☐ Chairwoman Patricia Gerand
- ☐ Mayor Rachel McGreevy
- ☐ Robert Reynolds Jr.
- ☐ Pamela Renee
- ☐ Randy Reynolds
- ☐ Larry Cross
- ☐ Craig Morcom
- ☐ John Amoscato
- ☐ Marie Moulder
- ☐ Erin Maciorowski (Alt. I)
- ☐ Sharon McSwieney (Alt. IV)

APPLICATION: 25-05 Bressingham, 69A Bennett Avenue Blk 92 Lot 83 – Bulk Variance Seeks to construct an addition to the current single-family home which requires variance relief for total side yard setback and minimum side yard setback (Section 13, Article §139)

Enclosed:

Application
Denied Zoning Application
Zoning Determination
Zoning 139 Attachment 1
Architectural Plans

BOARD NOTES:

NEW/OLD BUSINESS:

ADJOURNED: