August 19, 2025

This meeting of the Neptune City Land Use Board was called to order by Chairman Patricia Gerand.

Flag Salute

ROLL CALL:
Present: Patricia Gerand, Randy Reynolds, Mayor Rachel McGreevy, Pamela Renee, Robert Reynolds,Jr. John Amoscato, Larry Cross, Craig Morcom, Sharon McSwieney, and Patrick McNamara, Esq.
Absent: Donald Smith, Kenneth Zielinski, Marie Moulder

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

APPLICATION: 24-09 Flexcraft 50 Flexcraft Drive Blk 127 Lots: 29-32, 41.01, 41.02, 43.01 The applicant is requesting a Site Plan with variances. The applicant is proposing to demolish 3 of the existing buildings on the property and construct a building expansion and associated site improvements.
Requested an adjournment to September 16, 2025. Further notice is necessary. All in favor.

MINUTES: A motion to dispense with the reading of the minutes of June 17, 2025, meeting and accept as received was made by Randy Reynolds and seconded by John Amoscato. All in favor.

APPLICATION: 24-06 5 Kids, LLC 120 3rd Avenue Blk 5 Lot 21 – Requests permission to excise conditions contained in the May 24, 1994 & December 9, 2014 Resolution approval (Exhibit A), permitting business traffic on Third Ave, and overnight parking.

The Mayor and Council representative recused themselves from this application.

Sworn: Scott Colarusso
Vice President of All Hands Fire Equipment LLC, since 2003 - Explains that night meetings are held three times a month, stipulations on old resolutions that state businesses must close by 8pm. Firefighters are trained on survival, rescue, and safety. 10 people are in attendance, taking place between 6pm and 10pm. On Memorial, and Third Ave, fire trucks on the street for meetings and potential emergencies.

Amoscato asks clarifying questions about where the fire trucks are located, and where they are parking. Reynolds asks if Neptune City Firefighters are trained at these meetings. The witness established there are 27 parking spaces.

Open to the Public.

The public portion is closed.

Sworn: Glen Suchecki
Owner of FKG Equipment and 5 Kids LLC - Requests permission for the auto dealer to park their cars and the rear parking lot, and enter the door freely. Middletown, Esq. proposes that if the auto parks their cars in the lot, as they do now, they radio the mechanic to pick up the parts via Memorial Drive. Exhibit 3/3 , they would have to travel via Third Ave/Memorial. Practically,

the vehicles would be present regardless of the length it takes to get there. Witness states that during a conversation with Chief Quagliato, they agreed the trip would be hazardous.

Introduces Exhibit A-3, photo of the parking lot from Third Ave.

The Board had various questions about the lot across the street and when the side door was introduced to the building.

Shafai states that when past resolutions had stipulations for pickup and delivery, they never considered sedans would be included in that. Middletown, Esq. states that every resolution from 1960 on, never spoke about vehicles, only trucks.

Amoscato states there is plenty of room to pull in the garage. Middletown, Esq. says it is possible, but the issue is cars coming in and out of the lot. Pulling out on Memorial Drive creates a traffic hazard.

McNamara, Esq. considers whether or not the unpermitted side door is lawful. The successor is not to be punished for the actions of the previous owner. No permits were ever filed.

Middletown, Esq. requests to allow cars to proceed in the parking lot as they are now, as well as permission to increase the allotted employee figure from 23 people to 27 people.

Open to the Public:

Sworn: Lawrence Scott
8 Third Ave - Asks “How could you forget you purchased in 2019?” Glen states he’s the owner of many companies. “How could you forget it was operating on Memorial Drive, and when you owned it there was a window and now there is a door?” Middletown, Esq. rejects the narrative. McNamara, Esq. states the witness made a good faith attempt to respond.

Sworn: Randall Rossman
18 Third Ave - Asks “ How did the previous auto parts store operate without these issues in the way the applicant is now?” The witness made a good faith attempt to answer the question, but was ultimately unsure of how the previous tenant ran their business.

The public portion is closed.

Sworn: Joseph Kocuiba, Planner and Engineer
Resolution 1960 Condition: No commercial parking on Third Ave
Resolution 1994 Condition: Employees are not to park on Third Ave, max of 23 employees, asking to extend hours from 8pm to 10:30pm, three times a month for classes.
To mitigate the concern of traffic on Memorial Drive, they offer a buffer in the exhibit.
December 2014 Resolution: Asks to repeal, the parking lot would suffice. No retail component. They have some accessories for sale, but that is not their main business. Witness requests to load passenger vehicles from the parking lot, extend the time, and to park six cars overnight.

Shafai asks if the vehicles will be in a fenced area. Applicant does not wish to park cars on Third Ave. Cars backing up could interfere with the cars making left turns. Third Ave vs Memorial Driveway, stop controlled intersection vs uncontrolled environment with stop light 250 ft away.

Open to the Public:

Sworn: Pamala Reene

83 Riverdale Ave - “The business has been operating illegally since the applicant took ownership.” Middletown, Esq. rejects that the business has been operating illegally, though acknowledges that the door is there illegally. “There is no condition in the resolution that mentions non-truck vehicles, only trucks are prohibited from loading and unloading.” Witnesses offer using a traffic operator as a buffer, on the basis of safety. Middletown, Esq. states they vehemently oppose using the Memorial driveway for the bulk of traffic.

Board members agree Memorial Drive is the most dangerous route. Reynolds states that the applicant's compact SUV are considered to be trucks under the resolution.

Lawrence Scott

8 Third Ave - Asks, again, how the previous auto parts store operated. Middletown, Esq. states he’s unaware of when the door was constructed. Scott says the auto parts store was operating smoothly on Memorial Drive. Middletown, Esq. says that is not the conclusion he has come to. “The intent is to take all vehicles off Third Ave.”

Amoscato asks Scott about his testimony at the June meeting regarding the removal of the window and the installation of the door. Scott is unaware of when the installation occurred.

Suchecki states that traffic patterns have changed since the past auto stores operated “smoothly”.

Sworn: Cathleen Ferrell

12 Third Ave - Has concerns about employees that park on the residential side of Third Ave and block the driveway. Suchecki and Middletown, Esq. state the employees have been told to park in the lot, they are subject to towing/ticketing.

McNamara, Esq. asks if there are any signs on Third Ave regarding limited parking hours.

Rossman also states he has viewed cars parked on Third Ave.

Lawrence Scott objects to time limitations.
O-9 Photographs taken by Scott and Rossman
O-10 Photographs taken by Scott and Rossman
Scott states they have not been altered in any way. Photos were taken on 08/18/2025 and various other dates. (O-9) Photos depict fire trucks blocking driveways and parking on Third Ave. (O-10) depicts wholesale cars and trucks parking on Third Ave. Scott attempts to introduce O-11, McNamara, Esq. rejected it based on the statute that a Board can not accept signatures from a member of the public.
O-12 Photo of the door in question, taken by Scott on an unknown date
Scott cites past resolutions, and the past operations of the previous business as a reason why the Board should reject the application. He does not believe traffic patterns have changed significantly enough to support the proposal. “They operated 13-16 cars, opposed to the six they claim to operate with. Only six are parked overnight.” He asks the Board to uphold the past resolutions.

The public portion is closed.

Suchecki states that some of the photos are not from when he owned the business. He also states All Hands does not off load 18-wheelers. Middleton, Esq. requests the Board to allow the business to operate in and out of Third Ave, for safety issues.

Reynolds proposes a resolution that satisfies Middleton, Esq. requests, three nights a month to stay past 8:00 pm, 23 employees, overnight parking, all cars must be in the lot, no parking on

Third Ave, passengers are able to load from the parking lot, landscaping/fence. The motion was seconded by Cross.
YEA: Patricia Gerand, Randy Reynolds, Robert Reynolds,Jr. John Amoscato, Larry Cross, Craig Morcom, Sharon McSwieney
NAY: None.

There being no further business before the Board, a motion to adjourn was made by Randy Reynolds and seconded by Larry Cross. All in favor. The meeting was adjourned at 8:30pm.

Respectfully submitted,

Mya Cherbini
Board Secretary