



**Neptune Township ~ Zoning Board of Adjustment
Reorganization Meeting
Wednesday, January 6, 2021 7:30 P.M.
Township Meeting Room 2nd Floor**

This Reorganization Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 7:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to computer with internet access, microphone, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below or dial the appropriate phone number and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page:

<http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

Topic: Zoning Board of Adjustment - Reorganization Meeting
Time: Jan 6, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87669105029?pwd=Rjg0amV6YmNNOGtyTFJvZHVrbmJ3dz09>

Meeting ID: 876 6910 5029

Passcode: 971767

One tap mobile

+13126266799,,87669105029#,,,,*971767# US (Chicago)

+16465588656,,87669105029#,,,,*971767# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 876 6910 5029

Passcode: 971767

Find your local number: <https://us02web.zoom.us/j/87669105029>

PUBLIC PARTICIPATON IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public to ask questions ONLY of each of the applicants and/or their professionals’ once they have completed their testimony. At the end of each application, the Board Chairman will open the meeting to the public for comment. The Board Chairman will limit public comments to 5 minutes per person. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary kdickert@neptunetownship.org at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence and placed on the Township’s website for public viewing, if appropriate. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

ALTERNATE ACCESS TO APPLICATION FILES:

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or kdickert@neptunetownship.org. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

The Reorganization Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

At this time, I would ask for everyone to please silence all background noise and keep your devices muted until you are called upon to speak. The background noise from multiple locations is very distracting to others and does not allow for a clear, audible recording of the meeting.

I. Roll Call:

Barbara Bascom
Dr. James Brown
William Frantz
James Gilligan

Thomas Healy
Naomi Riley
Michael Pullano (Alt #1)
Ashley Vidal

Derel Stroud (Alt #2)
Tanya Pickard (Alt #3)
Shane Martins (Alt #4)

Also Present: Monica C. Kowalski, Esq.
 Matt Shafai, PE, PP, CME
 Jennifer C. Beahm, PP, AICP

II. Flag Salute

III. Appointment of Board Professionals:

a. The Membership of the Board of Adjustment will now recommend the following professionals:

i. Appointment of Board Attorney for 2021 – based on the recommendations of the Subcommittee

_____ offered the name of _____ as attorney to the Board of Adjustment. This decision is based upon the review and recommendations of the Board Subcommittee who reviewed bid qualifications/proposals submitted to the Municipal Clerk on December 3, 2020.

Moved by _____ and second by _____

Absent from vote –

Voted –

ii. Appointment of Board Engineer for 2021 – based on the recommendations of the Subcommittee

_____ offered the name of _____ as engineer to the Board of Adjustment. This decision is based upon the review and recommendations of the Board Subcommittee who reviewed bid qualifications/proposals submitted to the Municipal Clerk on December 3, 2020.

Moved by _____ and second by _____

Absent from vote –

Voted –

IV. Swearing in of New/Reappointed Board Members:

- a. **Naomi Riley** a 4-year term expiring December 31, 2024
- b. **Ashley Vidal** to an unexpired 4-year term expiring December 31, 2021
- c. **Michael Pullano** as Alternate #1 to a 2-year term expiring December 31, 2022
- d. **Derel Stroud** as Alternate #2 to an unexpired 2-year term expiring December 31, 2021
- e. **Tanya Pickard** as Alternate #3 to a 2-year term expiring December 31, 2022
- f. **Shane Martins** as Alternate #4 to an unexpired 2-year term expiring December 31, 2021

V. Reorganization

a. The Membership of the Board of Adjustment will now elect the following officers for 2021:

Election of Chairperson

_____ offered the name of _____ for the position of Chairperson for 2021

Moved by _____ and second by _____

Absent from vote –

Voted -

Election of First Vice Chairperson

_____ offered the name of _____ for the position of 1st Vice Chairperson for 2021

Moved by _____ and second by _____

Absent from vote –

Voted –

Election of Second Vice Chairperson

_____ offered the name of _____ for the position of 2nd Vice Chairperson for 2021

Moved by _____ and second by _____

Absent from vote –

Voted –

b. Designation of newspapers for publication of legal notices for 2021

Confirm the designation of newspapers to be used by the Public and the Zoning Board of Adjustment for all public/legal notices. The Coaster has been designated by the Township Committee as the official newspaper of the Township of Neptune and the Asbury Park Press has been designated by the Township Committee to receive all notices of meetings as required under the Open Public Meetings Act. It is the opinion of the Township Committee that the Asbury Park Press has the greatest likelihood of informing the public within the jurisdiction of this Board.

Motion made by _____ and second by _____

Absent from vote –

Voted –

c. Confirm the Regular and Special Meeting dates for the Zoning Board of Adjustment for the 2021 Calendar Year

Regular Meeting dates: (* indicates out of order and not the first Wednesday):

January 6th Reorganization Meeting ONLY	August 4th
January 13th * Regular Meeting	September 1st
February 3rd	October 6th
March 3rd	November 3rd
April 7th	December 1st
May 5th	January 5, 2022 – Reorg Meeting ONLY
June 2nd	January 19, 2022 – * Regular Meeting
July 7th	

Additional Meeting dates, if required/requested, due to volume of applications:

February 17th	July 21st
March 17th	August 18th
April 21st	September 15th
May 19th	October 20th
June 16th	November 17th
July 21st	December 15 th

Moved by _____ and second by _____

Absent from vote –

Voted –

VI. Resolutions to be memorialized: None.

VII. Applications for SCHEDULING PURPOSES ONLY:

- a. **ZB20/10 (Use Variance and Bulk Variances to Remediate a Zoning Violation for Expansion of a Non-Conforming Use) – James Alburtus/Thomas Palmisano** – Block 416, Lot 6 – 1312 07th Avenue – Applicant is seeking a Use Variance and associated Bulk Variances to retain improvements that have been constructed without obtaining the appropriate approvals resulting in the expansion in a pre-existing, non-conforming multi-family use. Applicant is represented by George D. McGill, Esq. ****APPLICANT WAS PARTIALLY HEARD ON OCTOBER 7, 2020 AND DECEMBER 2, 2020 THEN SCHEDULED TO THIS DATE SO AS TO MAKE THE ANNOUNCEMENT AND FURTHER ADJOURN TO FEBRUARY 3, 2021 WITHOUT FURTHER NOTICE****

- b. **ZB20/11 (P&F Major Site Plan requiring a Variance for Floor Area Ratio as well as Bulk Variances) – Jemal’s Rollo, LLC** – Block 308, Lot 5 – 111 So. Main Street – Applicant is seeking Preliminary and Major Site Plan approval with associated variances to repair the partially demolished structure and to extend the second story portion of the building to utilize the space for warehousing and office/flex space. The proposed second floor addition will consist of 2,228 s.f. The Applicant is also proposing upgrades to the building exterior. Applicant is represented by Steven P. Gouin, Esq. ****APPLICANT WAS PARTIALLY HEARD ON DECEMBER 2, 2020 AND SCHEDULED TO THIS DATE SO AS TO MAKE THE ANNOUNCEMENT AND FURTHER ADJOURN TO MARCH 3, 2021 WITHOUT FURTHER NOTICE****

- c. **ZB20/16 (Use Variance & Minor Site Plan) – 1111 Warehouse, LLC** – Block 302, Lot 29 – 1111 11th Avenue – Applicant is seeking a Use Variance and Minor Site Plan approval to remediate zoning violations for work performed without first acquiring approvals; including construction of fences, signage, and the addition of storage units/trailers to the property. Applicant is represented by Mark A. Steinberg, Esq. ****APPLICANT WAS ORIGINALLY SCHEDULED FOR DECEMBER 2, 2020 AND THEN SCHEDULED TO THIS DATE SO AS TO MAKE THE ANNOUNCEMENT AND FURTHER ADJOURN TO MARCH 3, 2021 WITHOUT FURTHER NOTICE****

VIII. Adjournment of Reorganization:

- a. With no further reorganization requirements before the Board a motion to adjourn the Reorganization Meeting was offered by _____ to be moved and second by _____, Reorganization meeting closed at PM.