



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting  
To be Held in the Municipal Complex  
25 Neptune Boulevard  
2<sup>nd</sup> Floor Township Committee Meeting Room  
Wednesday, December 1, 2021 at 7:30 PM**

**THIS MEETING WILL  
BE TAKING PLACE IN  
PERSON. IT IS THE  
POLICY OF THE  
TOWNSHIP OF  
NEPTUNE THAT ALL  
INDIVIDUALS MUST  
WEAR A MASK  
VACCINATED OR NOT**

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Wednesday, December 1, 2021 at 7:30 PM**

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

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

It is the Board's policy to adhere to the following procedure:

After testimony by the Applicant's attorney, their professional or proffered witness, questions will follow by members of the Zoning Board for that particular witness. After the Members of the Zoning Board ask their questions, the Zoning Board Professionals shall have the opportunity to ask questions. These questions by the Members of the Board and its professionals directed to applicant's witness may overlap.

After the Board Members and Board Professionals have finished their questioning, the Chairperson of the Zoning Board shall open the Public Portion session of the meeting for the public to ask **QUESTIONS ONLY** of the witness currently testifying. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION.** Each member of the Public who wishes to question this witness **MUST** form a line at the podium in order to be heard.

Each individual from the public must **state their name, spell their last name, state their address for the record**, and will have **ONE (1), five (5) minute session** to question the applicant's witness currently under oath. All questions should be directed to the Witness regarding his or her testimony **ONLY** and questions should not be repeated. **Time is not transferable between members of the public.**

The Public should be aware that a public question session will be held upon the conclusion of **EACH INDIVIDUAL WITNESS FOR THE APPLICANT**. Once the applicant's witness (or any other witness) has finished testifying, they are not subject to recall by the public, but may take the stand again as a part of the Applicant's hearing process. Every witness who appears may be subject to Board Member, Board Professional, and Public Questioning. **THE BOARD AND IT'S PROFESSIONALS; HOWEVER, ARE NOT SUBJECT TO QUESTIONING.**

At the completion of Applicant's case, when the applicant has finished with all of their witnesses and evidence presentation, the Chairperson of the Zoning Board will open up the floor for **PUBLIC COMMENT**. At this time, individuals from the public will be sworn in, give their name and address for the record and will have **ONE (1), five (5) MINUTE SESSION TO PROVIDE COMMENT OR OPINION ON THE APPLICATION AS A WHOLE. THIS IS THE TIME WHEN THE PUBLIC MAY EXPRESS TO THE BOARD THEIR OPINIONS ABOUT THE APPLICATION SUBJECT TO A VOTE. Time is not transferable between members of the public.**

At the conclusion of the Public Session for Comments, the Applicant or their attorney may provide a "Summation" or Closing Statement to the Board. After Summation, the Board and its Professionals may engage in a discussion, on the record, regarding the Application and its contents. **There will be no further input from the public or the applicant at this time.**

Upon conclusion of Discussion, the Board may make a motion with regard to the application and vote upon same. We ask that both the Applicant and members of the Public be respectful of the process as outlined above.

## I. Roll Call:

Barbara Bascom  
Dr. James Brown  
William Frantz, Chair  
James Gilligan, 1<sup>st</sup> Vice Chair

Thomas Healy, 2<sup>nd</sup> Vice Chair  
Naomi Riley  
Michael Pullano

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

Also Present:           Monica C. Kowalski, Esq. - Attorney to the Board  
                              Matt Shafai, PE, PP, CME - Board Engineer  
                              Jennifer C. Beahm, PP, AICP - Board Planner  
                              George Waterman – Zoning Officer

## II. FLAG SALUTE

### III. Resolutions to be memorialized:

- a. **Resolution ZBA#21-19 – (Approval of Bulk Variance for Woodshed) – Thomas Geary** – Block 4801, Lot 4 – 338 Victor Place

*Those Eligible:* Barbara Bascom, Dr. James Brown, Naomi Riley, Michael Pullano, Thomas Healy, Derel Stroud, and William Frantz

- b. **Resolution ZBA#21-20 – (Approval of Use & Bulk Variances) – James Alburtus/Thomas Palmisano** – Block 416, Lot 6 – 1312 07<sup>th</sup> Avenue

*Those Eligible:* Dr. James Brown, Naomi Riley, Thomas Healy, Derel Stroud, and James Gilligan

### IV. Applications Under Consideration:

- a. **ZB20/20 (Use Variance for Expansion of a Pre-Existing Nonconforming Multi-Family Residence) – Rinnetta McGhee** – Block 605, Lot 8 – 245 Myrtle Avenue – Applicant is seeking a Use Variance to expand the Pre-Existing Nonconforming 2-family residence to permit four (4) dwelling units on this subject property. Applicant is represented by Vincent M. DeSimone, Esq. **\*\*ORIGINALLY SCHEDULED FOR 2/3/2021 (not heard) AND CARRIED TO 5/5/2021 (not heard) AND CARRIED TO 8/4/2021 (Partially Heard) AND FURTHER TO THIS DATE WITH NO FURTHER NOTICE BEING REQUIRED\*\***
- b. **ZB21/01 – (Bulk Variances to Remediate Zoning Violations) – J.A.D. Group, LLC** – Block 1108, Lot 4 – 1526 Corlies Avenue – Applicant is seeking bulk variances to remediate zoning violation for the construction of a second driveway without first obtaining permits. Applicant is represented by Lisa C. Krenkel, Esq. **\*\*ORIGINALLY SCHEDULED FOR 9/1/2021 (not heard) AND CARRIED TO THIS DATE WITH NO FURTHER NOTICE BEING REQUIRED\*\***
- c. **ZB20/16 (Use Variance & Minor Site Plan) – 1111 Warehouse, LLC** – Block 302, Lot 29 – 1111 11<sup>th</sup> 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 12/2/2020 AND WAS NOT REACHED, CARRIED TO 1/6/2021 IN ORDER TO MAKE THE ANNOUNCEMENT TO FURTHER CARRY TO 3/3/2021 (not heard), RECEIVED REQUEST TO FURTHER ADJOURN 5/5/2021 (not heard) AND AGAIN TO 9/1/2021 (Partially Heard) AND FURTHER CARRIED TO THIS DATE WITH NO FURTHER NOTICE BEING REQUIRED\*\***
- d. **ZB21/16 (Bulk Variances for Retaining Walls) – Robert Greco** – Block 5408, Lot 8.02 – 28 Tremont Avenue – Applicant is seeking Bulk Variances for retaining walls associated with the installation of an in ground swimming pool.

**V. Adjournment:**

- a. Next scheduled meeting will be a **Special Meeting regarding the matter of Hovsons, Inc. on Wednesday, December 15, 2021 at 7:30 PM** which will take place here in the Municipal Complex, 2<sup>nd</sup> floor meeting room.
  
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.







