



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
To be Held in the Municipal Complex
25 Neptune Boulevard
2nd Floor Township Committee Meeting Room
Wednesday, February 1, 2023 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. Fire exits are clearly marked at the side and rear of this room. If alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit. At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

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	Thomas Healy, 2 nd Vice Chair	Shane Martins (Alt #2)
Dr. James Brown-EXCUSED	Naomi Riley	Shawn Weston (Alt #3)
William Frantz, Chair	Michael Pullano	
James Gilligan, 1 st Vice Chair	Derel Stroud (Alt #1)	

Also Present: Mark Kitrick, Esq. – Conflict Attorney to the Board
 Monica C. Kowalski, Esq. - Attorney to the Board
 Matt Shafai, PE, PP, CME - Board Engineer
 Jennifer C. Beahm, PP, AICP - Board Planner

II. FLAG SALUTE

III. Resolutions to be memorialized:

- a. **Resolution ZBA#23-08 - Use Variance & Preliminary/Final Site Plan Approval – COTR, Inc. –** Block 3903, Lot 3.02 – 1400 Jumping Brook Road

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

IV. Applications Under Consideration:

- a. **ZB22/17 – (Use Variance) - PIMCO, LLC (d/b/a Hot Tub Pirate)** – Block 806, Lot 6 – 615 Highway 35 – Applicant is seeking Use Variance approval to convert the existing building and site from a lawn mower sales and service facility to a hot tub sales and service facility. No site improvements are proposed at this time. Applicant is represented by Ronald J. Troppoli, Esq.
- b. **ZB22/18 – (Bulk Variance for Residential Addition) – Anthony Leggiro** - Block 5303, Lot 17 – 301 Valley Road – Applicant is seeking front yard and rear yard setback variances for proposed addition. Applicant is represented by Jennifer S. Krimko, Esq.
- c. **ZB22/16 – (Bulk Variances for Installation of 2nd Driveway Opening) – Joseph Mastrella** – Block 2912, Lot 18 – 333 Old Corlies Avenue – Applicant is seeking Bulk Variance relief to install a second driveway entrance with an addition of a semi-circular driveway to connect to the existing driveway.
- d. **ZB22/20 – (Bulk Variance for Lot Coverage for Proposed Addition and to Remediate Existing Zoning Violation) – Michael Tiedemann** – Block 5214, Lot 6 – 29 Sylvan Drive – Applicant is seeking Bulk Variance Relief for a proposed residential building addition and to retain the existing pavers installed around the pool which were not indicated on the Zoning Approved plans.

V. Adjournment:

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, March 1, 2023 at 7:30 PM** which will take place here in the Municipal Complex, 2nd 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.

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- Enclosed: Completeness Checklist & Application for Use Variance (Rec'd 11/2/2022)
- Zoning Permit Denial (3/30/2022)
- Resolution ZB10/14 (5/5/2010)
- Resolution ZB10/18 (9/1/2010)
- Copy of Deed (Recorded 9/8/2022)
- Community Impact Statement (12/14/2022)
- Color Photo Exhibit (undated)
- Architectural Sheet A4 (1/8/2011)
- Survey of Property (6/25/2022)
- Preliminary and Final Site Plan (12/2/2010)

Correspondence: Board Engineer/Planner’s Review Letter (1/24/2023)

BOARD NOTES:

Motion to _____ offered by _____ to be moved and seconded by _____

Bascom ____ Brown **Absent** Pullano ____ Riley ____ Healy ____ Gilligan ____ Frantz ____

Alternates: Stroud (Alt 1) ____ Martins (Alt 2) ____ Weston (Alt 3) ____ VACANT (Alt 4) ____

If any board member cannot attend, please call or email the board office at 732-897-4162 ext 204 or kdickert@neptunetownship.org.

