



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday, June 21, 2017 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Paul Dunlap, Monica C. Kowalski, Esq. - Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, Matt Shafai, PE – Board Engineer, and Torro Reporting, LLC

Absent: Dr. James Brown, Joe Sears, Theopolis Stewart

OPENING: Meeting called to order by Chairman Paul Dunlap at 7:30 PM. Chair Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

ZBA#17/11 – Resolution of Bulk Variances Approval – Robert Sullivan – Block 412, Lot 4 – 1206 8th Avenue.

DISCUSSIONS:

ZB17/07 – Neptune Developers, LLC – Block 413, Lot 4 – 509 Memorial Drive – Applicant is seeking Amended Preliminary and Final Site Plan approval

Applicant is represented by Kenneth Pape, Esq.

Monica Kowalski, Esq. indicates the Board accepts jurisdiction as well as the public notice

Mr. Pape indicates the applicant's request is for additional parking under the building (additional 7 spaces) and to increase the green area of the project.

The adjacent property owners met with the applicant before the meeting and have requested a 6 foot high fence along the property which has been agreed to subject to Board approval.

Peter Strong, PE of Crest Engineering – sworn in and is still accepted by the Board.

Aerial Exhibit – discussed.

Color Rendering – site display discussed.

It is proposed to also increase the retail space by 400 s.f. from that which was originally proposed.

The signs have not changed, there is a curb sign proposed at 7th and Memorial and a sign along Memorial to the north.

The pavers proposed will be maintained by the property owner including those which are in the Township Right-of-Way.

All meters are proposed in the garage under the building.

Joseph C. Roselli – indicates he met with the current owners of 509 Memorial Drive regarding the placement of a 6 foot fence along the north and west property lines.

The project when originally proposed was in a Light Industrial Zone and now it is located in the Transit Village Zone. The use proposed as well as the differences in density of the two zones was discussed.

James Monteforte, AIA – accepted by the Board.

Mr. Monteforte identifies the proposed revisions of the plans.

There are ten (10) 1-bedroom units, and thirty-four (34) 2-bedroom units proposed.

The parking garage is open on 3 sides and is fully ventilated.

The clock tower will be preserved as part of this plan.

Thomas Healy questions the safety of the building if there were an explosion in the garage under the building. Mr. Monteforte indicates the garage will have a sprinkler system and there will be a 3-hour ceiling.

There is only 1 elevator from the main entrance/garage. Front doors/elevators will have security keys to get in the main entrance and the garage area.

Proposed fencing requested by the neighbors is discussed. The Board Planner indicates so long as the proposed fencing does not obstruct sight triangles - no exception taken.

It is proposed to start the fence at the neighbor's gate (7th Avenue) and along Memorial to start the fence before the landscaping with that neighbor.

The fencing will be in keeping with the Architecturals.

The Applicant agrees to comply with the TV inspection of the sanitary line as requested by the Township Engineer.

Based upon the application and the testimony provided to the Board, Thomas Healy made a motion to approve the application as submitted and discussed including the density and the stipulation of providing fencing, moved and seconded by James Gilligan.

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Joe Sears, Dr. James Brown, and Theopolis Stewart

ADJOURNMENT:

With no further business before the Board this evening, a motion was made by Thomas Healy and seconded by James Gilligan to adjourn at 8:18 PM. The regular meeting of the Zoning Board of Adjustment which is scheduled for July 5, 2017 is being cancelled due to lack of an agenda; therefore, the next meeting of the Zoning Board of Adjustment will be a Special Meeting on Wednesday, July 19, 2017 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.