



**Neptune Township ~ Zoning Board of Adjustment  
Special Meeting Minutes  
Wednesday, July 19, 2017 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

Present: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Joe Sears (left at 8:46 PM), 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, Paul Dunlap, Dianna Harris, Theopolis Stewart, Joe Sears (left at 8:46 PM)

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

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

**ZBA#17/12 – Resolution of Approval for Amended Preliminary and Final Site Plan – Neptune Developers, LLC – Block 413, Lot 4 – 509 Memorial Drive**

**DISCUSSIONS:**

**ZB12/21 & ZB13/14** (Use Variance, Preliminary Major Site Plan, & Minor Subdivision) – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 4001, Lots 1, 2, 3, & 8 and Block 4101, Lots 13 & 14 (formerly Block 1500, Lots 1, 2, 5, 20, 21, & 22). Plans had been revised to eliminate the proposed commercial space and reduce the number of proposed apartment units from 312 to 272; therefore, the project now involves only Block 4001, Lots 1, 2, 3, & 8 (formerly Block 1500, Lots 5, 20, 21, & 22).

Represented by Guliet D. Hirsch, Esq.

Notice is accepted.

A brief background of the project was given by Ms. Hirsch. There were 10 hearings on this project from January 2013 to the end of May 2015 which resulted in a reduction in the number of units in response to the public and the Board's comments. (312 down to 272 units currently proposed)

272 Units + Clubhouse and associated facilities is being proposed. The units will be contained within six (6) 3-story buildings, five (5) 2-story buildings, and two (2) 4-story buildings.

The particular suitability of the site for this development was discussed. It is testified the property is surrounded by multi-family uses.

Andrew Kollar – previously with Cozzarelli Cirminiello – now on own – Licensed Architect. Mr. Kollar described the 2-, 3-, 4-story buildings with regard to 1-, 2-, and 3- bedroom distribution and percentages.

**\*\*THE BOARD TAKES A 5 MINUTE BREAK AT 8:31 PM. THE BOARD RETURNS AT 8:46 PM AND ALL MEMBERS TILL PRESENT WITH THE EXCEPTION OF MR. SEARS WHO EXCUSED HIMSELF\*\***

It is discussed that the Architectural renderings have not been updated to reflect the current site plan.

Exhibit A-44 discussed and the different schemes were discussed and percentages. There is no longer a Scheme "C" being proposed.

Section 502B 1a. discussed along with breezeways and roof lines with regard to continuous foundation walls.

Section 516C 12. Regarding fire escapes and dwelling units above the second floors.

Patios and balconies were discussed.

**\*\*THE BOARD TAKES A RECESS AT 9:35 PM. THE BOARD RETURNS AT 9:47 PM AND ALL MEMBERS TILL PRESENT\*\***

Meeting Opened to Public for Questions Only at this Time. Members of the public appearing:

1. Michael Golub – 305 Cliffwood Drive
2. Marjorie Mottola – 68 Tall Pines Drive
3. Gerald Azzolini – 25 Maplecrest
4. Martha Applegate – 25 Roberts Drive
5. Tadd Adams – 17 Jeanne Drive
6. Ronald Gasiorowski, Esq. – representing Friends of Neptune II, LLC

Air conditioning unit placement discussed.

**At 10:32 PM it is decided to carry this application with no further notice being required to the September 6<sup>th</sup> meeting. The Applicant is required to provide revised architectural plans at least 10 days prior to the September 6<sup>th</sup> meeting date.**

**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 10:35 PM. The next meeting of the Zoning Board of Adjustment will be a regular meeting on Wednesday, August 2, 2017 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2<sup>nd</sup> Floor.

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