

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, March 4, 2015 at 7:30 PM
Township Meeting Room 2nd Floor**

The regular scheduled 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, 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 on the stand. **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 will be sworn in and 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 ITS 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
Rev. Joseph Calhoun (Alternate #4)
William Frantz
James Gilligan, 1st Vice Chairman

Dianna Harris
Thomas Healy
Frances Keel (Alternate #1)
Carol J. Rizzo (Alternate #2)

Joe Sears, 2nd Vice Chairman
Paul Dunlap, Chairman

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

II. Flag Salute

III. Correspondence:

- a. None.

IV. Resolutions to be memorialized:

- a. **ZBA#15-08 – Resolution Granting Waivers Only For Completeness Determination** – Gary Edwards – Block 3808, Lot 19 (formerly known as Block 9017, Lot 9) – 17 Princeton Avenue – Applicant is seeking a Use Variance to retain detached garage with loft which has been “repaired” more than the permitted 50%.

Those Eligible to Vote: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Carol Rizzo, and Paul Dunlap

- b. **ZBA#15-09 – Resolution Granting Bulk Variances** - Vincent Fera – Block 5412, Lot 13 (formerly known as Block 435, Lot 38) – 223 S. Riverside Drive – Applicant is proposing to construct a detached single family residence and inground swimming pool, with 4 ft. high solid and 6 ft. high solid fencing. All requiring front, side, and rear yard setbacks as well as variances for fencing height and type.

Those Eligible to Vote: William Frantz, Joe Sears, Carol Rizzo, Paul Dunlap

- c. **ZBA#15-10 – Resolution Denying Bulk Variances** - Brian Hegarty – Block 5202, Lot 11 (formerly known as Block 439, Lots 28 & 29) – 5 Cliffwood Drive – Applicant is seeking variances for side yard setbacks and height of existing retaining wall.

Those Eligible to Vote: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Carol Rizzo, and Paul Dunlap

V. Applications under consideration for this evening:

****NEW**WAIVER HEARING ONLY TONIGHT****

- a. **ZB15/01 – (Use Variance)** Evelyn Stumpf & John Wehrle – Block 5602, Lot 31 (formerly known as Block 556, Lot 10) – 1207 Highway 35 South – Applicant is represented by Gregory Vella, Esq. Applicant is seeking a Use Variance to permit the retail sale of Jacuzzi Hot Tubs in addition to current product line of motorcycles, ATV’s, personal watercraft, utility trailers, and jet boats. Applicant indicates they have eliminated jet boat sales to accommodate the Jacuzzi Hot Tub sales. This application had been deemed Incomplete on February 10, 2015 by Matt Shafai, PE – Board Engineer until it can be determined by the Board whether or not the requested waivers being requested can be granted.

****NEW****

- b. **ZB14/19 – (Bulk Variances for Fence Height)** – Brian Ball – Block 4216, Lot 9 (formerly known as Block 1403, Lots 1 & 2.01) – 17 Jumping Brook Drive - Applicant is proposing to install an antique/refurbished iron fence

with a height greater than 4 feet in the front yard area of corner property located at Jumping Brook Road and Overlook Drive.

****NEW****

- c. **ZB14/20 – (Preliminary & Final Site Plan)** - Jack Ancona, LLC (Warrington Hotel) – Block 103, Lots 4, & 10 and Part of Block 101, Lot 2 (formerly known as Block 29, Lots 1907.03 & 1907.01 and Part of Block 146.03, Lot 2) – 22 Lake Avenue, Ocean Grove - Applicant is seeking Preliminary and Final Site Plan approval to construct an addition to, renovate, and convert the existing rooming/boarding house into a 20-room Historic Hotel with innkeepers quarters.

VI. Adjournment:

- a. Next scheduled hearing will be a Special Meeting on Wednesday, March 18, 2015 at 7:30 PM on the matter of GS Realty Corp.
- 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.

