



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday April 1, 2015 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

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

Absent: William Frantz and Carol J. Rizzo

OPENING:

Meeting called to order by Chairman Paul Dunlap at 7:34 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE:

None.

RESOLUTIONS MEMORIALIZED:

ZBA#15-11 – Resolution Granting Waivers Only For Completeness Determination – Evelyn Stumpf & John Wehrle – Block 5602, Lot 31 (formerly known as Block 556, Lot 10) – 1207 Highway 35 South – 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.

ZBA#15-12 – Resolution Granting 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.

ZBA#15-13 – Resolution Approving 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.

DISCUSSIONS:

ZB14/22 – (Bulk Variance) – Robert Pettibone – Block 226, Lot 14 (formerly known as Block 53, Lot 956) – 65 Webb – Applicant is represented by Jeffrey P. Beekman, Esq. Applicant is seeking bulk variance relief to relocate an existing hot tub onto Lot 14 which will require a side yard setback variance. Hot tub is currently located on the property line shared between 63 and 65 Webb.

Jeffrey Beekman, Esq. – representing the Applicant indicates his client is now requesting an easement in lieu of relocating the hot tub as originally planned.

Robert Pettibone – Applicant – requesting variances and easement since he is the owner of both of the properties in question (63 and 65 Webb). Mr. Pettibone states the hot tub was installed in approximately 1997 – at that time permits were obtained sometime before Hurricane Irene.

The 6 ft. rear yard section of fencing, hot tub, timber planters and lattice are currently under common ownership. The Easement description shall include language that if either of the properties are sold and no longer remain under common ownership, the hot tub, timber planters, and fencing/lattice shall be removed.

Based upon discussions, amendments made during the hearing, and application before the Board, Mr. Healy made a motion to approve the application pending HPC Approval, seconded by James Gilligan:

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

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: William Frantz and Carol Rizzo

ZB14/23 – (Bulk Variances for Proposed Deck and Lot Coverage) – Wilmane Deltus – Block 1511, Lot 4 (formerly known as Block 3013, Lot 23) – 615 Mayfair Lane – Applicant is seeking variance approval for lot coverage and for rear yard setback with regard to proposed deck surrounding pool.

Marie Deltus & Wilmane Deltus – Sworn in.

Applicant is seeking bulk variances for existing lot coverage and a rear yard setback for the proposed deck to surround the existing pool. The Applicants state they have relocated the shed into the rear yard area compliant with the required setbacks and the fence has been relocated out of the front yard area.

Based upon the application before the Board, Thomas Healy made a motion to approve the application as discussed and seconded by Dianna Harris:

Those who voted YES: Barbara Bascom, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Frances Keel, and Paul Dunlap.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: William Frantz and Carol J. Rizzo

ZB14/04 – (Use Variance) – Johnson Obayuwana – Block 714, Lot 1 (formerly known as Block 189, Lot 1) – 1528 Monroe Ave – Applicant seeking a Use Variance for proposed Daycare.

Jennifer Krimko, Esq. – representing the Applicant.

James Higgins, PP – Professional Planner

Latest revisions to the plans were reviewed and security, trash receptacles, landscaping, etc. discussed.

Commercial vents atop the building are to be removed, patched and repaired. If the repair work cannot be done to match existing will be replaced.

The façade of the building will be painted and the entire building will match.

Blinds will be installed on all windows and the windows will match on the front of the building.

There is no “kitchen” proposed in the daycare only refrigerator.

Ornamental lighting is proposed at 14 ft. height and decorative landscaping to stay.

Based upon the application before the Board, James Gilligan made a motion to approve the application as discussed and seconded by Joe Sears:

Those who voted YES: Barbara Bascom, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Frances Keel, and Paul Dunlap.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: William Frantz and Carol J. Rizzo

ADJOURNMENT:

A motion was made by Thomas Healy and seconded by James Gilligan to adjourn at 8:45 PM. The next meeting of the Zoning Board of Adjustment will be a Special Meeting on Wednesday, April 15, 2015 at 7:30 PM on the matter of Hovson’s Inc. (aka Victoria Gardens) 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.