



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday August 5, 2015 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Carol J. Rizzo, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Alan Hilla Jr., PE - Board Engineer, Jennifer C. Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC

Absent: Dianna Harris and Joe Sears

OPENING: Meeting called to order by Chairman Paul Dunlap at 7:32 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

ZBA#15/21 – Resolution of Approval (Signs) – Neptune Partners, LLC (The Waverly at Neptune) 100-1100 Waverly Avenue - Block 4001, Lot 6.02 (Formerly known as Block 1500, Lots 23.04 & 23.05)

ZBA#15/22 – Resolution of Approval (excluding basement use) - Kurt Cavano – 50-54 Main Avenue – Block 209, Lot 3 (Formerly known as Block 36, Lots 1585, 1587, and 1583.02)

DISCUSSIONS:

ZB15/02 – Irma Rojas – Block 3401, Lot 46 (formerly known as Block 7000, Lot 23) – 27 Hillview Drive – Applicant has submitted to the Board to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Represented by Pasquale Menna, Esq. – **7/24/15 – RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO CARRY TO AN ALTERNATE DATE IN ORDER TO PREPARE A REVISED PLAN AND PROVIDE COPIES OF SAME TO THE BOARD AND ITS PROFESSIONALS. MR. MENNA WAS NOTIFIED APPLICATION IS NOW CARRIED TO NOVEMBER 4, 2015 – MUST PROVIDE NOTICE OF NEW HEARING DATE & NO FURTHER ADJOURNMENTS WILL BE GRANTED.**

ZB14/24 – Gary Edwards – 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%.

Represented by Peter Bass, Esq. - Public Notice and jurisdiction is accepted by the Board.

Gary Edwards – sworn in – he is the owner of the property. Mr. Edwards states he has owned the property for 8 years. Mr. Edwards gave history of construction.

Jennifer Beahm questions the height of 29.5 feet and whether it is still 29.5 feet as well as the footprint shown compared to photos.

The Board requests additional information including appropriate number of copies, pictures, architectural plans, etc.

The Board agrees to carry this application to its next meeting of September 2nd in order for the applicant to provide additional information. No further notice is required for the September 2nd hearing.

ZB15/07 – Robert E. Pettibone – Block 247, Lot 11 (formerly known as Block 15, Lot 778.03) – Applicant is seeking expansion of a non-conforming structure.

Represented by Jennifer S. Krimko, Esq. Ms. Krimko gives a brief overview of the project being proposed.

Steven J. Carlidge – AIA – sworn in – accepted by the Board. Discussed expansion of an existing non-conforming structure.

Positive and Negative planning proofs are placed on the record.

Matt Shafai confirmed drainage regarding scuppers being proposed on the building.

Mr. Carlidge states a submission for drainage will be submitted to the Township Engineer for review upon approval.

Open to the Public – None.

Open for Public Comment –

Chris Sciales – 6 ½ Abbott – sworn in – Mr. Sciales states he lives behind 5 ½ Broadway and states he is in support of the application.

Based upon the application submitted to the Board, Thomas Healy made a motion to approve the application as presented subject to review and approval of the HPC limited to architectural features and aesthetics, and review and approval of the Township Engineer with regard to drainage, seconded by William Frantz:

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

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Dianna Harris and Joe Sears

ADJOURNMENT:

A motion was made by James Gilligan and seconded by William Frantz to adjourn at 8:31 PM. The next meeting of the Zoning Board of Adjustment will be our Regular Meeting on Wednesday, September 2, 2015 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.