



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, March 15, 2017 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 IT'S 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
Dr. James Brown (Alternate #2)
William Frantz, 1st Vice Chairman
James Gilligan, 2nd Vice Chairman

Dianna Harris
Thomas Healy
Frances Keel (Alternate #1)
Joe Sears

Theopolis Stewart (Alternate #3)
Paul Dunlap, Chairman

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

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized:

- a. **ZBA#17/07 – Resolution Approving Bulk Variances** – Judy Soltis – Block 163, Lot 1 – 78 Mt. Hermon Way (Ocean Grove)

V. Applications under consideration for this evening:

- a. **ZB16/09** – United Methodist Communities – Block 283, Lot 1 – 70 Stockton Avenue (Ocean Grove) – **WITHDRAWN Per Letter from Sanford D. Brown, Esq. dated March 1, 2017.**
- b. **ZB16/08** – Judy Dorsey – Block 2914, Lot 1 – 120 Green Grove Road – Applicant has submitted an application for Bulk Variance for the construction of an 8-foot solid fence across a portion of the rear yard area.
- c. **ZB16/13** – Irma Rojas – Block 3401, Lot 46 – Applicant has submitted to the Board for Minor Site Plan approval with bulk variances to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Applicant is represented by Pasquale Menna, Esq.
- d. **ZB17/01** – Phillip & Colleen Stofanak – Block 229, Lot 6 – 8 Embury Avenue (Ocean Grove) – Applicant is seeking side yard setback variance for proposed 2nd floor renovation.
- e. **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.

VI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Wednesday, April 5, 2017 at 7:30 PM** here in the Municipal Complex, 2nd floor meeting room.
- 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.

ZB16/13 – Irma Rojas – Block 3401, Lot 46 – Applicant has submitted to the Board for Minor Site Plan approval with bulk variances to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Applicant is represented by Pasquale Menna, Esq.

Previously Enclosed
w/January 4, 2017

Agenda: Completeness Checklist and Application for Minor Site Plan (Received 7/15/16)
Copy of Deed (dated 10/24/00)
Minor Site Plan (1 sheet) (dated last revised 6/7/16)

Currently Enclosed: Minor Site Plan (1 sheet) (dated last revised 2/9/17)
Correspondence from Pasquale Menna, Esq. (1/13/17)

Previously Enclosed
Correspondence
w/January 4, 2017

Agenda: Board Engineer’s Review (12/28/16)
Board Planner’s Review (1/3/17)

Currently Enclosed: Board Planner’s Review #2 (2/4/17)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____
Bascom _____ Frantz _____ Gilligan _____ Harris _____ Healy _____ Sears _____ Dunlap _____

Alternates: Keel (Alt 1) _____ Brown (Alt 2) _____ Stewart (Alt 3) _____

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.

Previously Enclosed
w/January 4, 2017

- Agenda:
- Cover letter from Hirsch to Armour (12/21/16)
 - Preliminary Major Site Plan (25 sheets) (dated 8/9/14, last revised 3/24/15)
 - Architectural Plans (9 sheets) (dated 8/8/13, last revised 12/30/14)
 - Stormwater Management Report (narrative portion) (dated December 2014)
 - Addendum to Stormwater Management Report (narrative portion) (dated 3/23/15)
 - McDonough & Rea Associates Letter Addendum to Traffic Impact Analysis (dated 3/23/15)
 - Beacon Planning & Consulting Letter Addendum to Community Impact Statement (dated 3/30/15)
 - FWH Associates Letter in response to CME Associates review of April 4, 2015 (dated 12/21/16)
 - FWH Associates Letter in response to Leon S. Avakian review of April 7, 2015 (dated 12/21/16)

Currently Enclosed: Reduced Copy of Playground Exhibit (2/28/17)
Reduced Copy of Parking Exhibit (2/28/17)

Prior Correspondence: Board Planner's Review #3 dated April 4, 2015
Board Engineer's Review dated April 7, 2015

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____
Bascom ____ Frantz ____ Gilligan ____ Harris ____ Healy ____ Sears ____ Dunlap ____

Alternates: Keel (Alt 1) ____ Brown (Alt 2) ____ Stewart (Alt 3) ____