



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, April 5, 2017 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

Present: Barbara Bascom, Dr. James Brown, William Frantz, Dianna Harris, Thomas Healy, Frances Keel, Joe Sears (arrived 7:37 PM), Theopolis Stewart, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, Matt Shafai, PE – Board Engineer, and Torro Reporting, LLC

Absent: James Gilligan

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

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

**ZBA#17/09** – Resolution of Denial without Prejudice – Judy Dorsey – Block 2914, Lot 1 – 120 Green Grove Road

**ZBA#17/10** – Resolution of Minor Site Plan approval – Irma Rojas – Block 3401, Lot 46 – 27 Hillview Drive – **Will be memorialized at the May 3, 2017 meeting and Applicant's Attorney has provided consent for same.**

**DISCUSSIONS:**

**ZB17/02** – Robert Freund – Block 210, Lot 5.05 – 27 Heck Avenue (Ocean Grove) – Applicant is seeking a variance to construct a driveway which historically existed where new driveways are not permitted per Ordinance. Applicant is represented by Jennifer S. Krimko, Esq.

The Board accepts jurisdiction over this matter.

Jennifer Krimko, Esq. on behalf of the Applicant indicates that the lots have been consolidated. Ms. Krimko indicates the driveway has been demolished; however, the curb cut still exists.

Exhibit A-1 – Boundary and Topo Survey August 7, 2015 (1 sheet)

Exhibit A-2 – Boundary Plot Plan revised June 22, 2016 (1 sheet)

Exhibit A-3 – Curriculum Vitae of Mary Delaney Krugman, JD, MHSP

Exhibit A-4 – Aerials and Sanborns 1940-1974 dated April 2017 consisting of 6 sheets

Exhibit A-5 – The Sampler Inn – Evolution and Decline 1890-2009 dated April 2017 consisting of 1 sheet

Exhibit A-6 – Driveways and Flare – Heck Avenue Blocks dated April 2017 consisting of 1 sheet

Exhibit A-7 – Driveways found within Study Area dated April 2017 consisting of 2 sheets

Exhibit A-8 – 50 Locations in Study Area with Non-Compliant Structures in Flare dated April 2017 consisting of 1 sheet.

Exhibit A-9 – Examples of Non-Compliant Structures within Flare Open Space in Study Area dated April 2017 consisting of 1 sheet.

Exhibit A-10 – Photo packet depicting subject property taken by Mary Delaney Krugman Associates Inc. consisting of 4 sheets

Exhibit A-11 – Photo Packet depicting close up of existing, depressed curb taken by Jennifer S. Krimko, Esq. consisting of 3 sheets (photo taken within the last 6 months)

Mary Delaney Krugman – sworn in – Historic Preservation Specialist/Historian – credentials – 25 years' experience – has testified multiple municipalities in the State of New Jersey including Neptune HPC – accepted by Zoning Board and provided historic testimony with regard to the subject site.

There was discussion regarding evidence and the pre-existence of a driveway and the lot line vs. lease area.

Meeting is open to public the following members of the public appeared to question the witness with regard to her testimony:

Nancy Candell – 38 Heck Avenue  
Dan Beaman – 30 Heck Avenue  
Jack Bredin – 94 ½ Heck Avenue  
Jay Shapiro – 26 Heck Avenue  
Kevin Chambers – 58 Heck Avenue  
Theresa Checki - 74 Mt. Tabor

Jennifer Krimko, Esq. indicates if the Board is willing to grant the variance for the driveway, the Applicant is willing to decrease the length of the curb cut by installing new curbing and reducing the size of the existing curb cut.

George Germann – 65 Clark  
Deborah Osepchuk – 88 Heck Avenue  
Michael Golub – 305 Cliffwood  
Joyce Klein – 105 Mt. Hermon  
Ken Buckley – will save for comment

**\*\*The Board takes a brief recess at 9:33 PM and returns at 9:42 PM – all members still present\*\***

**At this time it is agreed between the Applicant and the Board to adjourn this matter to May 3, 2017 without further notice.**

**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.**

**Due to time constraints it is agreed by the Board and the Applicant's Attorney that this matter should be carried as they may not be reached. Application is carried to June 7, 2017 meeting date with no further notice required.**

**ADJOURNMENT:**

With no further business before the Board this evening, a motion was made by Thomas Healy and seconded by William Frantz to adjourn at 9:47 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, May 3, 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.