



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, May 3, 2017 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, Dr. James Brown, William Frantz, James Gilligan, Frances Keel (Arrived 7:44 PM), Theopolis Stewart, Paul Dunlap, Mark G. Kitrick, Esq. - Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, Louis Lobosco, PE – Board Engineer, and Torro Reporting, LLC

Absent: Dianna Harris, Thomas Healy, Joe Sears

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; however, the Board was polled regarding their availability for a Special Meeting on June 21st and August 2nd. Board is reminded that Financial Disclosures for 2017 are due by the end of the month.

RESOLUTIONS MEMORIALIZED:

ZBA#17/10 – Resolution of Minor Site Plan Approval – Irma Rojas – Block 3401, Lot 46 – 27 Hillview Drive.

DISCUSSIONS:

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.

APPLICATION WAS PARTIALLY HEARD ON MARCH 15, 2017 – APPLICANT NOTIFIED THE BOARD OF THEIR WISH TO WITHDRAW THIS APPLICATION ON MARCH 21, 2017.

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.

APPLICATION WAS PARTIALLY HEARD ON APRIL 5, 2017 - APPLICANT'S ATTORNEY NOTIFIED THE BOARD OF HER CLIENT'S REQUEST TO WITHDRAW THIS APPLICATION ON APRIL 27, 2017

ZB17/05 – Robert Sullivan – Block 412, Lot 14 – 1206 8th Avenue – Applicant is seeking variances to remediate zoning violations for new construction without acquiring proper permits. Applicant is represented by Robert C. Fernicola, Esq.

The Board accepts jurisdiction over this matter.

It is stated that the property was purchased 3 years ago from the bank and it was found to be a pre-existing non-conforming structure.

Robert Sullivan – sworn in with Professionals.

Mr. Sullivan indicates this property will be his primary residence. He has been a contractor for 25 years. The home requires variances for front and side setbacks which were pre-existing and have not been exacerbated.

Public portion of the meeting is opened – seeing nobody – public portion is closed.

Based upon the application and the testimony provided to the Board, James Gilligan made a motion to approve the application as submitted and discussed, moved and seconded by Dr. James Brown.

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Frances Keel, Dr. James Brown, Theopolis Stewart, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Dianna Harris, Thomas Healy, and Joe Sears

ADJOURNMENT:

With no further business before the Board this evening, a motion was made by William Frantz and seconded by James Gilligan to adjourn at 7:59 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, June 7, 2017 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.