



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday, October 4, 2017 at 7:30 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

This regular 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, 1<sup>st</sup> Vice Chairman  
James Gilligan, 2<sup>nd</sup> 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: None.**

**V. Applications under consideration for this evening:**

- a. **ZB17/06 (Use Variance and Preliminary & Final Site Plan)** – 756 Holding, LLC – Block 903, Lot 2 – W. Bangs Avenue – Applicant is seeking a Use Variance and Preliminary and Final Site Plan approvals to construct 19 Townhouses on this property. Applicant is represented by Jennifer S. Krimko, Esq. **\*\*RECEIVED E-MAIL REQUEST FROM MS. KRIMKO REQUESTING THIS MATTER BE ADJOURNED TO DECEMBER 6, 2017 WITHOUT FURTHER NOTICE BEING REQUIRED, SUBJECT TO THE APPLICANT’S RIGHT TO RENOTICE IF NECESSARY\*\***
- b. **ZB17/08 (Bulk Variance for Fence Height)** – Joseph Sikora – Block 217, Lot 11 – 97 Embury Avenue (Ocean Grove) – Applicant is seeking a variance for a fence height of 6 feet along the rear property line where 5 foot is permitted and 6 feet along portions of the side property lines where 4 foot is permitted. **\*\*RECEIVED E-MAIL REQUEST FROM MR. SIKORA REQUESTING THIS MATTER BE ADJOURNED TO THE NOVEMBER 1, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***
- c. **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, November 1, 2017 at 7:30 PM** here in the Municipal Complex, 2<sup>nd</sup> 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.

**\*\*CARRIED FROM AUGUST 2, 2017 – NO FURTHER NOTICE REQUIRED\*\***

**ZB17/06 (Use Variance and Preliminary & Final Site Plan)** – 756 Holding, LLC – Block 903, Lot 2 – W. Bangs Avenue – Applicant is seeking a Use Variance and Preliminary and Final Site Plan approvals to construct 19 Townhouses on this property. Applicant is represented by Jennifer S. Krimko, Esq.

**Additional copies of plans were not received yet; therefore, plans, documents, and reports will be included for the October 4<sup>th</sup> meeting agenda packet.**

BOARD NOTES:

**\*\*RECEIVED E-MAIL REQUEST FROM MS. KRIMKO REQUESTING THIS MATTER BE ADJOURNED TO DECEMBER 6, 2017 WITHOUT FURTHER NOTICE BEING REQUIRED, SUBJECT TO THE APPLICANT’S RIGHT TO RENOTICE IF NECESSARY\*\***

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)\_\_\_\_\_

**\*\*CARRIED FROM AUGUST 2, 2017 – NO NOTICE REQUIRED\*\***

**ZB17/08 (Bulk Variance for Fence Height)** – Joseph Sikora – Block 217, Lot 11 – 97 Embury Avenue (Ocean Grove) – Applicant is seeking a variance for a fence height of 6 feet along the rear property line where 5 foot is permitted and 6 feet along portions of the side property lines where 4 foot is permitted.

Previously

Enclosed 8/2/17:           Completeness Checklist and Application for Bulk Variances (Received 5/31/17)  
                                  Copy of Assignment of Lease (10/14/14)  
                                  Zoning Denial (5/9/17)  
                                  Architectural Plans (2 sheets) (last revised 4/30/17)

Previously Enclosed

Correspondence:         HPC Resolution #2017-038

**BOARD NOTES:**

**\*\*RECEIVED E-MAIL REQUEST FROM MR. SIKORA REQUESTING THIS MATTER BE ADJOURNED TO THE NOVEMBER 1, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***

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) \_\_\_\_\_

