



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, October 4, 2017 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, Dr. James Brown, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Paul Dunlap, Monica C. Kowalski, Esq. - Board Attorney, Matt Shafai, PE, PP, CME - Board Engineer, Jennifer Beahm, PP, AICP – Board Planner, and Torro Reporting, LLC

Absent: Frances Keel and Theopolis Stewart

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

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

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 THE DECEMBER 6, 2017 MEETING DATE WITHOUT FURTHER NOTICE BEING REQUIRED, SUBJECT TO THE APPLICANT'S RIGHT TO RENOTICE IF NECESSARY** REQUEST IS ACCEPTED BY THE BOARD AND CARRIED TO THE DECEMBER 6th MEETING DATE WITHOUT FURTHER NOTICE.**

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** REQUEST IS ACCEPTED BY THE BOARD AND THIS MATTER IS CARRIED TO THE NOVEMBER 1st MEETING DATE WITH NO FURTHER NOTICE BEING REQUIRED.**

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).

Guliet Hirsch, Esq. indicates notice was provided for this hearing due to the lapse in time since the last hearing in July and the September meeting being cancelled. Ms. Kowalski indicates the notice has been reviewed and has been found acceptable the Board accepts jurisdiction to continue to hear this matter.

It is noted for the record that all members present that were absent have signed the necessary certifications to participate with the exception of Joe Sears.

Ms. Hirsch describes the architectural discrepancies. She also indicates the Board should have a revised set of plans with the latest revision date of September 19, 2017.

Ms. Hirsch indicates the Board should also have an Overall Site Plan consisting of 1 Sheet prepared by Brian Murphy of FWH Associates last revised June 23, 2017. This plan shows building numbers and building types.

Board should also have a 1 page list of building types.

Also Reduced copy of Sheet A-20 which was a color rendering submitted with one of the prior agenda packages.

Exhibit A-72 – Architectural Plans with September 19, 2017 revision date.

Exhibit A-73 – List of Building Types received August 25, 2017

3-story buildings are “Type D”

4-story buildings are “Type C & B”

2-story buildings are “Type A”

Exhibit A-74 – Reduced copy of Sheet A-20 color rendering dated August 23, 2017 no revision date.

Exhibit A-75 – Overall Site Plan consisting of 1 sheet (Sheet 3 of 25) prepared by Brian Murphy of FWH Associates last revised August 23, 2017.

Andrew Kollar – previously sworn in and remains under oath – describes architectural plans and changes and clarifications are made.

On Sheet A-1 we are looking at the floor plans for Building Type “A” which is the same as it was last time. We are looking at its first floor and second floor plan. This is a 2-story building with 8 units per floor. The first floor includes five (5) 1-bedroom units, ten (10) 2-bedroom units, and one (1) 3-bedroom unit. The second floor is the same thing but it is all one dwelling unit. This is for building numbers #3 and #4 in addition to showing on the overall site plan there is a small key plan on the lower right side of the page showing you the highlighted areas of which buildings we are looking at. Furthermore, in the right side of the page just below Building Type A - Building #3 and #4 you will see a key plan for each level of the building. Each of the different dwelling unit types. Those will be important as we get later in the set.

Second Page (Sheet A-2) is also Building Type A buildings #5, #6 & #7 – all 2-story buildings and no changes in the overall elevations or exterior character of the buildings. The only difference is that these buildings do not have any 3-bedroom units, but still remain as before 8 units per floor, 16 units total. These buildings will be four (4) 2-bedroom units and twelve (12) 1-bedroom units.

Same key on first sheet applies to second sheet “A-2”

On Sheet A-3 still on Building Type A showing the roof plans and elevations of the buildings. This is for Buildings #3, #4, #5, #6, & #7.

On Sheet A-4 now on Building Type B for building #2 – which is 4 stories with 8 units per floor, 32 units total. It will have eight (8) 1-bedroom units, and twenty-four (24) 2-bedroom units. There is an elevator in the middle of the building in the corridor connecting one side of the building to the other.

Sheet A-5 continues with the 4th floor plan and the roof plan.

Sheet A-6 are the elevations for the 4-story building, Building Type B (Building #2). The footprint of the building is the same. Overall footprint is approximately 180 feet by 75 feet that will be true for all buildings except for the one that is coming up which is a half-building.

Sheet A-7 shows Building Type C which is building #1 which is the half-building approximately 97 feet x 75 feet this is also a 4-story building with 4 units per floor, 16 units total. There will be four (4) 1-bedroom units and twelve (12) 2-bedroom units. There is one central breezeway and there is an elevator connecting all 4 floors

Sheet A-8 continues with the floor plan and the roof plan for Building Type C (building #1).

Sheet A-9 shows the elevations for Building Type C (building #1).

Monica Kowalski, Esq. asks if there are significant differences between Building C and B?

Andrew Kollar indicates just the size. Jennifer Beahm asks if it is the same building just cut in half. Mr. Kollar indicates essentially yes.

Mr. Kollar indicates for clarity they have taken all of the 3-story buildings and we are now calling those Building Type D.

Sheet A-10 Building Type "D1" and shows Building #8, #9, #11, and #13. These are 3-story buildings with 8 units per floor, 24 units total. There will be seven (7) 1-bedroom units, sixteen (16) 2-bedroom units, and one (1) 3-bedroom unit located on the first floor.

Sheet A-11 continues with the 3rd floor plan and the roof plan.

Sheet A-12 contains the elevations. The difference between D1 and D2 is primarily in the elevations, there are materials on the outside of the building that change and windows are moved.

Sheet A-13 we are now looking at Building Type "D1" and this shows Building #10 and #12. These are 3-story buildings with 8 units per floor, 24 units total. There will be seven (7) 1-bedroom units, sixteen (16) 2-bedroom units, and one (1) 3-bedroom unit. Only variation in the buildings is the location of the windows when you are looking at the floor plan (A-13 and A-14).

Sheet A-15 you will see adjustments in the layout of the reversed gables on the roof, the variation in the building materials as far as the siding and the stone veneer.

The following sheets will break down the units identified on previous plans.

Sheet A-16 we are looking at Unit A and Unit A2. Again this has to do with exterior window locations, the floor plans themselves are essentially the same. In both cases you are looking at a 2-bedroom unit with 1,540 s.f. measured inside the walls. For reference we have included a table from the land use ordinance indicating the required minimum floor area for 1-, 2-, and 3-bedroom units. All units comply with the requirements of the ordinance.

Sheet A-17 shows Unit B, Unit B2, and Unit C. Unit B and B2 are 2-bedroom units containing 1,540 s.f. and Unit C is a 1-bedroom containing 1,110 s.f. inside the walls. There is a typo on B2 it should be 1,540 s.f. not 540 s.f.

Sheet A-18 shows Unit D and Unit D2. Both are 3-bedroom units containing 2,004 s.f. measured inside the walls.

Sheet A-19 shows Unit E and Unit E2. Both are 1-bedroom units and contain 1,065 s.f. measured inside the walls.

Sheet A-20 shows Unit F and Unit G. Both are 2-bedroom units. Unit F contains 1,230 s.f. measured inside the walls and Unit G contains 1,390 s.f. measured inside the walls. It is questioned why Unit G is listed as a 2-bedroom; however, the plan only shows 1-bedroom. It is a typographical error, Unit G is a 1-bedroom unit not 2-bedroom and it only exists in Building Type C and there is one of these units per floor within Building #1 (Building Type C).

Sheet A-21 is a color rendering of front and side elevations of Buildings D1 and D2 (3-story buildings).

Mr. Frantz questions heights of the buildings Mr. Kollar clarifies. Mean height or average height is measured not to the peak per ordinance.

Ms. Hirsch asks Mr. Kollar to clarify that Exhibit A-73 (list of buildings types) is accurate. Mr. Kollar indicates yes that this list accurately reflects what is on the plans.

Jennifer Beahm indicates that at some point in time, the Site Plans will have to be updated with the proper notes, names, etc. such as when submitting for Resolution Compliance if the project is approved by the Board.

Mr. Kollar explains how the 4-story buildings comply with fire code etc. It is Mr. Kollar's understanding that the 4-story buildings will require sprinkler system.

Ms. Hirsch indicates the Planner was not available this evening but he will be here on November 1st for the next meeting and hopefully wrap things up.

Dr. Brown questions the ADA Accessibility of the buildings and how easy to add features to these units if necessary. Mr. Kollar indicates he has done some preliminary accessibility analysis for the overall project, would be first to admit there are multiple layers of jurisdiction when it comes to accessibility law, they usually come in further development stages of the project, but from the baseline code level portions of the building that do need to be in the accessible units are toilet, bedrooms, kitchen, living and dining areas, laundry areas, mailboxes, and meeting rooms. Accessibility of exterior spaces include patio and balconies. There is a table in the code that the number of accessible units based on total number of dwelling units in the building. A quick overview, for Building Type C which is a 4-story building only 1 accessible unit is required. The Type B building is also 4-story and would require 2 accessible units. In Building Type A 2-story building we are required to provide 5 accessible units. In Building Type B which is a 3-story building we are required to provide 7 accessible units. These units can be placed on the 1st floor of the 2 and 3-story buildings.

Mr. Frantz questions the length of the buildings. Mr. Kollar indicates his interpretation is that the plane of the proposed buildings is a discontinuous façade providing breezeways in between which creates a negative space that is not a physical wall. As far as the roof is concerned, it is not one long monotonous roof, there are reverse gable and other architectural details. As far as foundation is concerned, you have a full foundation underneath; however, once that crosses through the breezeway you no longer need to have a footing you can have a concrete slab on grade.

Jennifer Beahm disagrees with the Architect with regard to the break-up etc. and regardless of how it is expressed, the Applicant still requires relief. Every building with the exception of the half building requires relief.

Monica Kowalski, Esq. questions it has been stated that the building has a discontinuous surface so how do you compare that with the roofline which is a continuous 180 feet? Mr. Kollar indicates it is attached to each other; however, it is not one long gable that extends from one side to the other. By providing reverse

gables and other architectural features we are breaking up the plane. Ms. Kowalski asks if it is one contiguous plane? Mr. Kollar indicates one plane with multiple surfaces.

A discussion regarding lot coverage takes place between Board and the Board Professionals.

Martha Applegate of 25 Roberts Drive – questions the number of stairwells and accessibility of the units to the right and left sides. Mr. Kollar describes there are only 2 means of egress required.

Martha Applegate questions whether the building is discontinuous? Asks whether inside any portion of the building can you look up and see sky? Mr. Kollar indicates you would see the underside of the roof or ceiling.

Chair Dunlap closes to the public.

****AT THIS TIME IT IS AGREED TO BY THE APPLICAT AND THE BOARD TO CARRY THIS MATTER TO THE NOVEMBER 1, 2017 MEETING WITH NO FURTHER NOTICE BEING REQUIRED****

ADJOURNMENT:

With no further business before the Board this evening, a motion was made by William Frantz and seconded by Thomas Healy to adjourn at 8:43 PM. The next meeting of the Zoning Board of Adjustment will be a regular meeting on Wednesday, November 1, 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.