

Neptune Township ~ Zoning Board of Adjustment Regular Meeting Agenda Wednesday, November 1, 2017 at 7:30 PM Township Meeting Room 2nd 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 <u>state their name, spell their last name, state their</u> <u>address for the record</u>, 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		Dianna Harris
Dr. James Brown (Alternate #2)		Thomas Healy
William Frantz, 1 st Vice Chairman		Frances Keel (Alternate #1)
James Gilligan, 2 nd V	vice Chairman	Joe Sears
Also Present:		, 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:

- **ZB17/09** (Bulk Variance for Side Yard Setback) Leontina Newman Block 806, Lot 11 1715 Olden a. Avenue – Applicant is seeking a Bulk Variance for side yard setback to construct a deck in the front yard area with the possibility of adding a roof over same at a later date to convert deck into a covered porch.
- 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.
- 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, December 6, 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.

Theopolis Stewart (Alternate #3)

Paul Dunlap, Chairman

ZB17/09 (Bulk Variance for Side Yard Setback) – Leontina Newman – Block 806, Lot 11 - 1715 Olden Avenue – Applicant is seeking a Bulk Variance for side yard setback to construct a deck in the front yard area with the possibility of adding a roof over same at a later date to convert deck into a covered porch.

Enclosed:	Completeness Checklist and Application for Bulk Variances (Received 8/7/17)
	Zoning Officer's Denial (7/25/17)
	Copy of Deed (1/7/00)
	Copy of Option #1 "Covered Porch" details (undated)
	Copy of Option #2 "Open Deck" details (undated)
	Photos of Gardens in Front Yard Area (undated)
	Area Map with Photos of a Home with Similar Porch and Setbacks (undated)
	Survey of Property with Proposed Footprint of Deck/Porch (12/3/99)

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)	
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If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or karmour@neptunetownship.org.

Adjourned from August 2, 2017 to October 4, 2017 to this date with no further notice being 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
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Bascom Frantz Gilligan		ounlap
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Previously Enclosed w/Prior Agendas:

> 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) Reduced Copy of Playground Exhibit (2/28/17) Reduced Copy of Parking Exhibit (2/28/17) Architectural Drawings (19 Sheets) (dated 8/23/17 unrevised) Overall Site Plan (Sheet 3 of 25)(dated 8/9/13, last revised 8/23/17) List of Buildings, Type, Height, Number of Units & Bedroom Distribution (Rec'd 8/25/17) Reduced Architectural Color Rendering of Sheet A-20 (dated 8/23/17) Architectural Drawings (21 sheets)(dated 8/23/17, last revised 9/19/17)

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

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