



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, December 6, 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 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 ITS 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	Theopolis Stewart (Alternate #3)
Dr. James Brown (Alternate #2)	Thomas Healy	Paul Dunlap, Chairman
William Frantz, 1 st Vice Chairman	Frances Keel (Alternate #1)	
James Gilligan, 2 nd Vice Chairman	Joe Sears	

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:

- a. **ZBA#17/13 – Resolution of Bulk Variance Approval** – Leontina Newman – Block 806, Lot 11 – 1715 Olden Avenue

Those Eligible to Vote: William Frantz, Dianna Harris, Thomas Healy, Dr. James Brown, Theopolis Stewart, and Paul Dunlap

- b. **ZBA#17/14 – Resolution of Bulk Variance Denial** – Joseph Sikora – Block 217, Lot 11 – 97 Embury Avenue (Ocean Grove)

Those Eligible to Vote: William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Dr. James Brown, Theopolis Stewart, and Paul Dunlap

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 FEBRUARY 7, 2018 WITHOUT FURTHER NOTICE BEING REQUIRED (SUBJECT TO THE APPLICANT’S RIGHT TO RENOTICE IF NECESSARY) AND EXTENDING THE TIME IN WHICH THE BOARD MUST ACT THROUGH FEBRUARY 28, 2018.****

- b. **ZB17/11 (Bulk Variance to Remediate Zoning Violation – Driveway)** – Ronald Roman – Block 5213, Lot 7 – 500 South Riverside Drive – Applicant is seeking bulk variances to maintain the new non-conforming driveway which has been constructed without first acquiring zoning approval, including variances for more than one principal driveway on the property and the maximum width of the driveway.

VI. Adjournment:

- a. Next scheduled meeting will be our **Reorganization Meeting on Wednesday, January 3, 2018 at 7:30 PM to be immediately followed by our Regular Meeting** 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.

****CARRIED FROM AUGUST 2, 2017, to OCTOBER 4, 2017, to THIS DATE – 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 have not been received yet as they are in the process of being revised and are anticipated to be distributed with the February 7, 2018 meeting agenda packet.

BOARD NOTES:

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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) _____