



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, December 6, 2017 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

Present: Dr. James Brown, William Frantz, Dianna Harris, Frances Keel, Joe Sears, Theopolis Stewart, Paul Dunlap, Monica C. Kowalski, Esq. - Board Attorney, Matt Shafai, PE, PP, CME - Board Engineer, Helen Zincavage, PP, AICP – Board Planner, and Torro Reporting, LLC

Absent: Barbara Bascom, James Gilligan, and Thomas Healy

**OPENING:** Meeting called to order by Chairman Paul Dunlap at 7:35 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

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

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

**DISCUSSIONS:**

**ZB17/06 (Use Variance and Preliminary and 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. - **\*\*ADJOURNED TO FEBRUARY 7, 2018 WITHOUT FURTHER NOTICE BEING REQUIRED (SUBJECT TO THE APPLICANT’S RIGHT TO RENOTICE IF NECESSARY)\*\*****

**ZB17/11 (Bulk Variance to Remediate Zoning Violation for 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.**

Exhibits A-1 – Construction Plan dated 3/28/16

Exhibit B-2 – Final Asbuilt dated 8/9/17 with suggested alternative driveway drawn by Matt Shafai.

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

**Those who voted YES:** William Frantz, Dianna Harris, Dr. James Brown, Joe Sears, Frances Keel, Theopolis Stewart, and Paul Dunlap

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Barbara Bascom, James Gilligan, Thomas Healy

**ADJOURNMENT:**

With no further business before the Board this evening, a motion was made by William Frantz and seconded by Dianna Harris to adjourn at 8:46 PM. The next meeting of the Zoning Board of Adjustment will be our Reorganization Meeting on Wednesday, January 3, 2018 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2<sup>nd</sup> Floor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.