



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, April 4, 2018 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present : Dr. James Brown, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Michael Pullano, Paul Dunlap, Mark G. Kitrick, Esq. – Board Attorney, Jennifer Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

Absent: Barbara Bascom, Naomi Riley, Joe Sears, 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:

ZB17/10 (Use Variance) – 3321 Highway 33, LLC – Block 3301, Lot 6 – 3321 Highway 33 – Applicant is seeking a Use Variance to add the repair and sale of used cars to this lot. Applicant is represented by Rick Brodsky, Esq.

****RECEIVED E-MAIL REQUEST FROM MR. BRODSKY REQUESTING THIS MATTER BE ADJOURNED TO MAY 2, 2018 WITH NO FURTHER NOTICE BEING REQUIRED. ****

ZB17/12 (Use Variance) – Peter Conte – 101 Heck Avenue – Block 206, Lot 11 – Applicant is seeking interior expansion of a legally, pre-existing, nonconforming use. Represented by Jennifer S. Krimko, Esq.

Ms. Krimko indicates there was a condition of approval when her clients purchased the home to not inhabit the 3rd floor area until the appropriate approvals were received. The home consists of two pre-existing residences (units) and the applicant is seeking to utilize the finished ½ story of the home which will expand the livable area of the 2nd unit.

Exhibit A-1 – Plan of Survey dated October 2, 2017

Exhibit A-2 – Architectural Plans dated January 5, 2018

Jennifer Beahm, Andrew Janiw, Peter Conte, and Stephen Carlidge are all sworn in.

Mr. Carlidge describes the existing conditions of the home which are proposed to remain which include 2 bedrooms and a bathroom located within the ½ story or 3rd floor.

This is a 2 ½ story structure.

There is an open violation with regard to vinyl railings which were installed. Applicant is in the process of rectifying this with an appropriate railing replacement with HPC.

This utilization of the ½ story will only be increasing the area of the 2nd unit. This is not proposed to be a 3rd unit within the structure.

James Gilligan questions whether it contains plaster or sheetrock? It is indicated they are uncertain as it exists.

The home passed fire inspection, there are smoke detectors, and a fire escape.

No mercantile license has been obtained as the owners are not planning on renting any of the units.

Three brothers purchased this home for their families to stay there and they will continue to do so whether or not this application is approved, it is just a matter of whether or not they will have to double up or have their own rooms.

Jennifer Beahm discusses the increase of a non-conforming use; however, there does not seem to be a significant impact as this is an internal expansion and there is no increase in the number of units. The use is not proposing to change. Ms. Beahm is in support of the relief being requested.

Meeting is open to the public for comment or opinion seeing no questions

Jack Bredin sworn in – 94 ½ Heck Ave – lives within 200 feet of the property and is in favor of the application. Mr. Bredin discusses the history of the 2 ½ story homes in the area and that most owners utilize their ½ story for additional space.

Based upon the application submitted and the testimony provided to the Board, William Frantz made a motion to approve the application as submitted, moved and seconded by Thomas Healy.

Those who voted YES: William Frantz, James Gilligan, Thomas Healy, Frances Keel, Dr. James Brown, Michael Pullano, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Barbara Bascom, Joe Sears, Theopolis Stewart, and Naomi Riley

ADJOURNMENT:

A motion was made by James Gilligan and seconded by William Frantz to adjourn at 7:55 PM. The next meeting of the Zoning Board of Adjustment will be a Special Meeting on Wednesday, April 18, 2018 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.