



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, May 2, 2018 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

**Present :** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy (arrives 8:22 PM), Michael Pullano, Naomi Riley, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE, PP – Board Engineer, Jennifer Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

**Absent:** Dr. James Brown, Frances Keel, Theopolis Stewart, Paul Dunlap

**OPENING:** Meeting called to order by Vice Chairman William Frantz at 7:32 PM. Chair Frantz advised the public of fire exits and how the meeting will proceed.

**SWEARING IN OF REAPPOINTED MEMBER:** Barbara Bascom is sworn in as a regular member of the Zoning Board of Adjustment and her term is now due to expire on December 31, 2021.

**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 NOTICE FROM MR. BRODSKY ON MAY 2, 2018 THAT HIS CLIENT WISHES TO WITHDRAW THEIR APPLICATION AT THIS TIME.**

**ZB17/13 (Use Variance)** – Old Forge Builders at Ocean Grove, LLC – Block 107, Lot 8 – 6 Atlantic Avenue (Ocean Grove) – Applicant is seeking a Use Variance to renovate the historic Aurora from the current 32 bedroom, 6 bathroom residential structure to a 4-unit residential structure containing two (2) 2-bedroom units and two (2) 4-bedroom units for a total of 12 bedrooms and associated site improvements. Applicant is represented by Kenneth Pape, Esq.

Kenneth Pape, Esq. indicates this large structure was built in 1890 on the equivalent to four (4) building lots and the Applicant is here to request Use Variance and Site Plan approval.

Notice is accepted and the Board has jurisdiction to hear this application.

1 – the building is a historic building which has had non-historic elements added over time which are proposed to be removed and restored back to the true elements.

2 – this is currently a 32 bedroom single-family home which is now proposed to have 4 separate units under 1 room, 2 of which would face Surf Avenue, and the remaining 2 would face Atlantic Avenue.

3 – Fire protection is proposed to be installed with professional methods including a water suppression system.

Proposed Witnesses: Peter Strong, PE, Mark Pavliv, AIA, James Higgins, PP, AICP, and Dave Pape/Jack Aaronson, Owners.

Peter Strong, PE – sworn in – of Crest Engineering, Rike Drive, Millstone Township. Education and professional background provided and Mr. Strong is accepted by the Board.

Exhibit A-1 – Aerial Display dated 5/1/18

Exhibit A-2 – Color Rendering of Site Plan dated 5/1/18

Block 107 Lot 8 is described on the Aerial Display.

Improvements include removal of the garage and shed on the easterly side of the property. There is currently a driveway apron and wheel strips extended to the flare on Atlantic. There is proposed to be concrete adjacent to the porch for trash/recycling enclosure for each of the 4 units. Condensers for the AC units are proposed behind the enclosure as well as the gas and electric meters. The overall impervious coverage is being reduced; therefore there is no need for drywells. The plan can and will address the Board Planner and Board Engineer's comments.

Mr. Sears – questions the location of the utility meters under the porch and will they be able to be read? It is answered yes as they can read the meters as they are read remotely these days and will be adapted.

Matt Shafai – questions the number of parking spaces, there is 1 space and now 4 spaces? It is answered yes. Mr. Shafai asks how do they leave if they need to get to work? It is indicated it will take the cooperation of the residents but none required, spaces will be first come first serve? When there are 4 cars they will have to coordinate.

Deb Osepchuk – 88 Heck Ave – asks if they are familiar with the process for demolition and that it would require the approval of the HPC?

Mr. Strong indicates he is aware the plan for parking hinges upon the demolition process.

Nancy Martin Esq. – indicates it was in the resolution that had to be a part if demolishing.

Ann Weiss – 14 Surf Ave – questions the safety of pulling in and out of there and how to keep safe?

Mr. Strong indicates it is no different than any other driveway.

Jack Bredin – 94 ½ Heck Avenue Ocean Grove – questions Mr. Strong if he is licensed in the State of New Jersey – Mr. Strong indicates yes. Mr. Bredin asks if the number of onsite parking spaces are the same everywhere in the State of New Jersey with the exception of those granted a special parking standard? Mr. Strong indicates the RSIS dictates the number of spaces – A dispute takes place on the record.

Kevin Chambers – 58 Heck Avenue – questions the width of the existing curb cut and if it is consistent with the Ordinance? It is answered it is 12 feet which is standard. Questions the initially proposed 8 spaces. Mr. Strong indicates they are not asking for 8, the other 4 have been removed. What is the number of spaces required for a multi-family within the zone? Mr. Strong indicates none.

Mark Pavliv, AIA – qualified and accepted – 47 years in the field of architecture.

### **Thomas Healy arrives at 8:22 PM**

Mr. Pavliv indicates this structure is classified as one of the top most historic and top 3 in the US Library of Congress. It is proposed to be maintained and restored. The modern materials/items which have been added to the building will be removed and replaced with historically appropriate material.

There will be a total of 12 bedrooms and 2 dens and the building will contain a full fire suppression system.

There are 4 separate units being proposed and a description of each is provided. The basement is more above grade than below and already contains habitable space. The lattice on the lower level is to be removed. The garage is believed to have been built on the late 30's and there is no record for the shed. The accessory structures are not supportive of the key structure.

Exhibit A-3 (Sheet A7) of Architectural Plans dated revised February 14, 2018.

Elevators are discussed which will service all floors with the exception of the basement.

The proposed fire walls will be new as well as the fire suppression system.

Barbara Bascom asks about Sheet A-3 as it was mentioned the lattice was going to be removed there appears to be a discrepancy. It is indicated the lattice nearest to the street will remain and will be repaired; however, the lattice on the sides of the building will be removed.

Gerard Yosca – 15 Surf – questions the accessibility of the 2 elevators and stairs.

Air conditioning units will be screened.

Kevin Chambers – 58 Heck Avenue – questions what is relevant and/or historical? Mark Pavliv indicates the structure has changed over the years; however, the size and location are significant. The shape and location have remained the same and the front entry door and porches are original.

Jack Bredin – questions if front porch is encroaching? Mark Pavliv indicates the original steps are encroaching. Jennifer Beahm explains receiving permission from Camp Meeting will be a condition of approval.

Annie Weiss – is the conversion of a 1-family to a multi-family contingent upon the 4 parking spaces being provided? It is answered No.

**At 8:53 PM the Board takes a 10 minute recess – the Board returns and all members are still present.**

Mr. Pape requests that a vote not be made this evening as he will request a transcript and carry to a subsequent meeting of June 6, 2018; however, Mr. Higgins is not available that evening but they do not envision Mr. Higgins being required after this evening.

Jim Higgins, PP, AICP – sworn in – qualified and accepted. Mr. Higgins indicates he is familiar with Ocean Grove and feels that special reasons do exist. Mr. Higgins describes the project and that because there is a flare area the lot size is reduced but the lot is still 4 x larger than surrounding lots. Mr. Higgins proceeds to review the special reasons as well as the positive and negative criteria in support of the granting of the use variance being requested as there will be a reduction in intensity.

Jennifer Beahm indicates she agrees with Mr. Higgins and is in support of the application.

Kevin Chambers indicates he is disturbed about the mentioning of 4 lots, minimum lot size is 30 x 60 lots and there are not 4 lots.

Paul Goldfinger – 113 Mt. Hermon Way – Could this be 4 condos or 4 rentals? Does it matter in terms of purposes you laid out here? It is indicated the law does not permit the Board to take that under consideration when making a decision.

Jack Bredin – Are there the same parking conditions in the US that you can compare? It is indicated Mr. Higgins did not testify to that.

Annie Weiss – 14 Surf – if this were converted how is it not setting a precedent? Mr. Higgins explains that each application stands on its own merit therefore there is no precedent

Kenneth Pape, Esq. indicates this concludes their testimony.

It is indicated we will hold all comments until the next meeting. Mr. Pape does not plan to recall Mr. Higgins; therefore, Mr. Higgins will not be present.

**\*\*AT THIS TIME IT IS AGREED TO BY THE APPLICANT AND THE BOARD TO CARRY THIS MATTER TO THE JUNE 6, 2018 MEETING WITH NO FURTHER NOTICE BEING REQUIRED\*\***

**ADJOURNMENT:**

A motion was made by James Gilligan and seconded by Joe Sears to adjourn at 9:36 PM. The next meeting of the Zoning Board of Adjustment will a Regular Meeting on Wednesday, June 6, 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.