



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, June 6, 2018 at 7:34 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

**Present :** Barbara Bascom, Dr. James Brown, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Michael Pullano, Naomi Riley, Joe Sears, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE, PP – Board Engineer, Jennifer Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

**Absent:** Theopolis Stewart

**OPENING:** Meeting called to order by Chairman Paul Dunlap at 7:34 PM. Chair Dunlap advised the public of fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

**ZBA#18/09 – Resolution Denying Use Variance and Site Plan – Hovsons, Inc. – Block 4001, Lots 1, 2, 3, and 8 – Hovchild Boulevard.**

**\*\*CHAIR DUNLAP RECUSES HIMSELF FROM THE FOLLOWING APPLICATION AND TURNS THE MEETING OVER TO VICE CHAIRMAN WILLIAM FRANTZ\*\***

**DISCUSSIONS:**

**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.

Announcement is made that all members present are eligible to vote and those that were absent have read the transcript from the prior hearing and have signed a certification indicating same.

Kenneth Pape, Esq. indicates direct testimony. At the conclusion of the last meeting it was decided the plan would be modified to address some of the comments received; therefore a plan was prepared and submitted by Peter Strong, PE as requested.

Peter Strong, PE remains under oath.

Exhibit A-3 Plan consisting of 4 sheets dated last revised May 15, 2018

It is indicated the wheel strips have been removed from the Surf Ave side of the property and additional landscaping has been added to prevent pulling through and to delineate where the flare begins to make sure they are out of the flare when parked.

Matt Shafai – There are drains under the property, where is the drainage going? Mr. Strong indicates to a drywell or will identify where it is going. Can perform a dye test to determine where it is going and will comply and supplement if necessary.

Public Opened:

Mr. Yosca – 15 Surf – Questions 4 cars parking head on with no place to go, how is this proposed to work?

Mr. Pape indicates that was not revisited tonight.

Jack Bredin – 94 ½ Heck – questions if the 4 spaces that were pre-approved are still in place.

Bonnie Greaves – 3 Surf Ave – is adjacent to the property in question. Wants to know with respect to the nature of the landscaping and if it is tall? It is indicated that it has not been determined but approximately 3-4 foot range. In the flare? No, on the Aurora property outside of the flare.

Resident – 4 ½ Atlantic – questions if proposing the cars will be no closer to the flare than the front porch? Yes, cars won't come to the end of Aurora porch.

Eugene Melody, Esq. on behalf of HPC – indicates maximum landscaping height is 30 inches in the flare.

Open for Public Comment:

Eugene Melody, Esq. on behalf of HPC – The HPC wants to make it clear they are in support of the application and the resolution praises; however, there are concerns with the proposed parking and the impact on the flare.

Bonnie – In support of the 4 units, safety, and restoration; however, cannot support 4 parking spaces as it is not easy to back out of the street and we don't know the size of the cars, and because of the historic character, etc.

? Tilden – 4 ½ Atlantic – agrees with the 4-units not the parking.

Kevin Chambers – 58 Heck – will challenge 101 Heck Avenue and the board cannot spot zone.

Jack Bredin - 94 ½ Heck – discusses number of lots and the application cannot be considered.

Gerard Yosca – neighbor Bonnie – the strip of parking is detrimental. Have structures been deemed historical? Has the HPC weighed in? 4-car parking is a fantasy – there is a safety situation and minimum requirements should be adhered to. The parking should just go as it is detrimental.

Mr. Prochazka (sp?) – 4 ½ Atlantic Ave – 2007 – Not sure parking is needed between the houses. There are structures there that should be left in place and be garages for 2 cars – get creative.

? 6 Ocean Ave – supports the project but does not think 4 cars are fair and they are not conducive in the beach blocks.

No further comment – closed.

Michael Pullano – Thanks residents in Ocean Grove – it is clear against parking not being removed.

Dr. Brown – Concerned with public health and safety.

Monica Kowalski clarifies for the record with regard to demolition of the accessory structures.

Mr. Gilligan – indicates parking is a genuine burden in the area and they are offering an improvement

Barbara Bascom – questions if it is the number of cars that is a concern?

Thomas Healy – feels this is an improvement with the proposed change in use – can't understand as if the car in front how are they supposed to get out? Duke it out?

William Frantz – indicates he feels 4 cars are a lot as the street is narrow and backing out could be a safety issue.

Barbara Bascom indicates if the parking is allowed for 1 unit and no others they should pay a premium, 2 cars are acceptable, but 4? Doesn't know.

Mr. Sears – agrees with Dr. Brown – 4 cars could be a problem at some point.

**\*\*AT 8:43 PM THE BOARD TAKES A BRIEF RECESS AND RETURNS AT 8:53 PM ALL MEMBERS ARE STILL PRESENT\*\***

Mr. Pape indicates the applicant would like to amend the application to permit up to 2 residential units for parking. Final with continued input from HPC. Instead of 4 spaces asking for 2 spaces and work out with HPC whether the garage can be preserved if 1 space not enough, will take it down for the 2 spaces.

Dr. Brown – feels parking should be offered to 1 group – charge more and offer to 1 unit only.

Ken Pape indicates they are requesting 2 stalls up to 2 units with demolition of the garage.

Mr. Sears – asks what the new proposal is? Mr. Pape indicates the garage is to come down, provide 2 spaces for up to 2 units.

Thomas Healy – asks how this can be reasonably restricted?

Ms. Beahm indicates there could be a physical barrier past the 2 cars.

Mr. Healy thinks 2 cars are reasonable and is comfortable with the professionals.

Mr. Pape indicates it will be a full month before memorialization and would like to bifurcate the application and receive a vote on the use only tonight and they will return on July 18<sup>th</sup> with a proposal for the parking.

**Based upon the application submitted and the testimony provided to the Board, Barbara Bascom made a motion to approve the bifurcation of the application and approve the USE VARIANCE portion of this application at this time; however, wants to see revised Site Plan for parking and landscaping as discussed, moved and seconded by Joe Sears.**

**Those who voted YES:** Barbara Bascom, James Gilligan, Thomas Healy, Frances Keel, Joe Sears, Dr. James Brown, and William Frantz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Paul Dunlap (**Recused**) and Theopolis Stewart

**\*\*AT THIS TIME IT IS AGREED TO BY THE APPLICANT AND THE BOARD TO ADJOURN THE REMAINDER OF THIS MATTER TO THE JULY 18, 2018 MEETING WITH NO FURTHER NOTICE BEING REQUIRED\*\***

**ADJOURNMENT:**

A motion was made by James Gilligan and seconded by Michael Pullano to adjourn at 9:18 PM. The next meeting of the Zoning Board of Adjustment will a Regular Meeting on Wednesday, July 18, 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.