



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, September 5, 2018 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present : Dr. James Brown, William Frantz, James Gilligan, Thomas Healy, Michael Pullano, Naomi Riley, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Helen Zincavage, PP, AICP - Board Planner, and Torro Reporting, LLC.

Absent: Barbara Bascom and Frances Keel

OPENING: Meeting called to order by Chairman Paul Dunlap at 7:30 PM. Chair Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

- a. **ZBA#18/11 – Resolution Approving Minor Site Plan** – Old Forge Builders at Ocean Grove, LLC – Block 107, Lot 8 – 6 Atlantic Avenue (Ocean Grove)
- b. **ZBA#18/12 – Resolution Approving Bulk Variance** – Daniel Culmone – Block 419, Lot 20 – 1309 5th Avenue
- c. **ZBA#18/13 – Resolution Approving Use Variance** – Ocean View, Circa 1890, LLC – Block 246, Lot 5 – 30-32 Abbott Avenue (Ocean Grove)
- d. **ZBA#18/14 – Resolution Approving Bulk Variances** – Eric Enderlin & Scott Moyer – Block 277, Lot 11 – 113 Stockton Avenue (Ocean Grove)

DISCUSSIONS:

ZB18/01 (Bulk Variance to Remediate Zoning Violation) – Charles Lipson – Block 211, Lot 6 – 6 Main Avenue (Ocean Grove) – Applicant is seeking a Bulk Variance to remediate a zoning violation and maintain a paver patio which has been installed without first acquiring a permit and which extends into the flare area in the Historic District.

Notice is acceptable; however, secondary lot & block were not noticed per Monica

Applicant is represented by Christopher Beekman, Esq. who provides a brief description of the relief being requested.

Charles Lipson – sworn in – 6 Main Avenue, Ocean Grove

Plan of Survey prepared by Michael J. Williams, dated January 7, 2014

Mr. Lipson indicates he thought it was the backyard and without recognizing the flare; however, he understands the historic value of the flare.

South facing and warm, front area is cooler and utilizes the area for access to garbage cans so needed the sidewalk.

There were some very ugly plants prior to them being ripped out.

Home was built in 1919

Brick paver sample passed around – Exhibit A-1

Mr. Beekman indicates he sent a request to OGCMA for permission to extend the patio and they did not object.

The letter provided from OGCMA is discussed by Monica Kowalski, Esq.

Mr. Lipson purchased this home 4 years ago, had a survey prepared, but did not understand the property constraints. Constructed a deck on the 3rd floor and applied to HPC but chose to install pavers without prior approval. Even if the patio were within the setback it would require HPC Approval and Mr. Lipson realizes that now.

Thomas Healy – Why is the HPC not here? It is indicated they are, but we have not open to the public yet.

Having a representative from OGCMA is discussed as well as the possible outcome.

At 7:57 PM there is a break and returns at 8:00 PM

Mr. Beekman indicates his client would like to carry to the October 3, 2018 meeting without the need for additional notice.

The meeting is open to the public for questions and then for comment.

Gene Melody, HPC Attorney – indicates the members of the HPC are here and have a couple of questions regarding the photo – prior to installing the patio you said there were ugly plants – there was no room for sunbathing at that time? It is indicates there is more activity in the area now, yes.

4 chairs & table? Yes and a grill? Yes In a controlled area and the grill is not moved.

Letter from Mr. DelCampo discussed.

Mr. Beekman – redirect – reached out to Mr. DelCampo what is permitted and he indicated that what is there now is acceptable.

It is decided at this point in the meeting to carry this matter to the October 3, 2018 meeting with no further notice being required.

ADJOURNMENT:

A motion was made by William Frantz and seconded by James Gilligan to adjourn the meeting at 8:09 PM. All in favor. The next meeting of the Zoning Board of Adjustment will a Regular Meeting on Wednesday, October 3, 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.