



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, November 7, 2018 at 7:30 PM
Township Meeting Room 2nd Floor**

This Regular Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked, if alerted of a fire; please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

It is the Board's policy to adhere to the following procedure:

After testimony by the Applicant's attorney, their professional or proffered witness, questions will follow by members of the Zoning Board for that particular witness. After the Members of the Zoning Board ask their questions, the Zoning Board Professionals shall have the opportunity to ask questions. These questions by the Members of the Board and its professionals directed to applicant's witness may overlap.

After the Board Members and Board Professionals have finished their questioning, the Chairperson of the Zoning Board shall open the Public Portion session of the meeting for the public to ask **QUESTIONS ONLY** of the witness currently on the stand. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION.** Each member of the Public who wishes to question this witness **MUST** form a line at the podium in order to be heard.

Each individual from the public will be sworn in and must **state their name, spell their last name, state their address for the record**, and will have **ONE (1), five (5) minute session** to question the applicant's witness currently under oath. All questions should be directed to the Witness regarding his or her testimony **ONLY** and questions should not be repeated. **Time is not transferable between members of the public.**

The Public should be aware that a public question session will be held upon the conclusion of **EACH INDIVIDUAL WITNESS FOR THE APPLICANT**. Once the applicant's witness (or any other witness) has finished testifying, they are not subject to recall by the public, but may take the stand again as a part of the Applicant's hearing process. Every witness who appears may be subject to Board Member, Board Professional and Public Questioning. **THE BOARD AND IT'S PROFESSIONALS; HOWEVER, ARE NOT SUBJECT TO QUESTIONING.**

At the completion of Applicant's case, when the applicant has finished with all of their witnesses and evidence presentation, the Chairperson of the Zoning Board will open up the floor for **PUBLIC COMMENT**. At this time, individuals from the public will be sworn in, give their name and address for the record and will have **ONE (1), five (5) MINUTE SESSION TO PROVIDE COMMENT OR OPINION ON THE APPLICATION AS A WHOLE. THIS IS THE TIME WHEN THE PUBLIC MAY EXPRESS TO THE BOARD THEIR OPINIONS ABOUT THE APPLICATION SUBJECT TO A VOTE. Time is not transferable between members of the public.**

At the conclusion of the Public Session for Comments, the Applicant or their attorney may provide a "summation" or Closing Statement to the Board. After Summation, the Board and its Professionals may engage in a discussion, on the record, regarding the Application and its contents. **There will be no further input from the public or the applicant at this time.**

Upon conclusion of Discussion, the Board may make a motion with regard to the application and vote upon same. We ask that both the Applicant and members of the Public be respectful of the process as outlined above.

I. Roll Call:

Barbara Bascom
Dr. James Brown (Alternate #1)
William Frantz, 1st Vice Chairman
James Gilligan, 2nd Vice Chairman

Thomas Healy
Frances Keel
Michael Pullano (Alternate #4)

Naomi Riley (Alternate #3)
Joe Sears
Paul Dunlap, Chairman

Also Present: Monica C. Kowalski, Esq. - Attorney for the Board
 Matt Shafai, PE, PP, CME - Board Engineer
 Jennifer Beahm, PP, AICP - Board Planner

II. Flag Salute

III. Correspondence:

- a. **Discuss proposed meeting dates for 2019 (see Draft Attached)**

IV. Resolutions to be memorialized:

- a. **Resolution #ZBA18/15** – Kurt Cavano – Block 209, Lot 3 – 50 Main Avenue (Ocean Grove) – Approval of bulk variance for wall along rear property that was constructed without approvals.

V. Applications under consideration for this evening:

- a. **ZB18/11 (Bulk Variance for Front Yard Setback)** – James & Lori Monteforte – Block 5412, Lot 13 – 223 S. Riverside Drive – Applicant is seeking a Bulk Variance for front yard setback in order to construct a new single-family home.
- b. ****Partially Heard on September 5, 2018****
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. Applicant is represented by Christopher Beekman, Esq.
- c. ****Partially Heard on October 3, 2018****
ZB18/08 (Use Variance) – Timothy Sexsmith – Block 414, Lot 12 – 1103 6th Avenue – Applicant is seeking a Use Variance to operate a craft distillery at this location. Applicant is represented by Michael J. Wenning, Esq.
- d. **ZB18/10 (Bulk Variance for Steep Slope Disturbance)** – Jacqueline Hurley – Block 5315, Lot 2 – 232 Valley Road – Applicant is seeking a Bulk Variance for the disturbance of a Steep Slope in order to build a new single family home on this vacant lot.

VI. Adjournment:

- a. Next scheduled meeting will be a **Regular Meeting on Wednesday, December 5, 2018 at 7:30 PM** here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

**DRAFT DATES FOR 2019 ZONING BOARD OF ADJUSTMENT
REGULAR AND SPECIAL MEETINGS**

Regular Meeting dates: (* indicates out of order and not the first Wednesday)

January 2nd – Reorganization Meeting **ONLY**
January 16th * **Regular Meeting**
February 6th
March 6th
April 3rd
May 1st
June 5th

July 3rd
August 7th
September 4th
October 2nd
November 6th
December 4th
January 8, 2020 – Reorg Meeting * (**2nd Wed.**)

Additional Meeting dates if required due to volume of applications, the following dates have been listed, thus no further advertising will be necessary: (* indicates out of order and not the third Wednesday)

February 20th
March 20th
April 17th
May 15th
June 19th
July 17th

August 21st
September 18th
October 16th
November 20th – **League of Municipalities Week**
December 18th