



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, December 5, 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, Frances Keel, Michael Pullano, Naomi Riley, Joe Sears, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Helen Zincavage, PP, AICP - Board Planner, Matt Shafai, PE, PP, CME – Board Engineer, and Torro Reporting, LLC.

**Absent:** Dr. James Brown

**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#18/16 – Resolution Approving 2019 Regular and Special Meeting Dates**
- b. **ZBA#18/17 – Bulk Variance Approval** – James Monteforte – Block 5412, Lot 13 – 223 S. Riverside Drive
- c. **ZBA#18/18 – Use Variance Approval** – Timothy Sexsmith – Block 414, Lot 12 – 1103 Sixth Avenue
- d. **ZBA#18/19 – Bulk Variance Approval** – Jacqueline Hurley – Block 5315, Lot 2 – 232 Valley Road

**DISCUSSIONS:**

**ZB17/06 (Use Variance and Preliminary & Final Site Plan)** – 756 Holding, LLC – Block 903, Lot 2 – W. Bangs Avenue – Applicant is seeking a Use Variance and Preliminary and Final Site Plan approvals to construct 19 Townhouses on this property. Applicant is represented by Jennifer S. Krimko, Esq. **\*\*THIS MATTER HAS BEEN RESCHEDULED FOR FEBRUARY 6, 2019 AND WILL NOT BE HEARD THIS EVENING – NEW PUBLIC NOTICE WILL BE PROVIDED\*\***

**ZB18/09 (Use Variance & Minor Site Plan w/Bulk Variances)** – GJA Construction Inc. (Gulf) – 1705 Corlies Avenue – Block 1104, Lot 6 - The Applicant is proposing the replace the existing fuel station canopy, replace the existing freestanding sign, and provide striping for two parking spaces, including one ADA accessible parking space and a ramp to the convenience store entrance. Represented by David Hodulik, Esq. **This application was partially heard on October 17, 2018.**

It is indicated the canopy has been torn down and there has been extensive excavation of the site since the applicant last appeared.

Michael Galante, PE – discusses the changes which have been made to the plans.

Sheet 1 of 4 has been revised to add note and define limits of pavement, masonry enclosure for dumpster shown – shed will be removed and become a landscaped area and will now meet coverage requirements.

The height of the sign has been reduced to 18 feet which is less intense than what was previously proposed.

Sheet 2 of 4 – lighting and landscape buffer are discussed.

Sheet 3 of 4 – Soil Erosion and Sediment Control Plan – changes were as a result of comments received as submitted to FSCD and is under their review.

Sheet 4 of 4 – Sign Details

Matt Shafai recommends that since this is an existing site and the changes are minimal that the requirement of the Developer's Agreement and Bond be waived.

A plan will be provided to Leanne Hoffmann for Grading approval.

Fascia will be replaced on the store to match the canopy and the building will be repainted.

Owner of Property (Name?) – purchased property 2 years ago and he explains how the tanks were discovered and the cleaning process.

Mr. Hodulik provides a brief summation.

**Based upon the application submitted and the testimony provided to the Board, William Frantz made a motion to approve the application as discussed with the condition of the middle driveway being eliminated in a fashion acceptable to the Board Engineer, moved and seconded by Thomas Healy.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dr. James Brown

**\*\*8:24 PM – Board takes a break – Board returns at 8:29 PM and all members are still present. It is agreed to allow ZB18/12 to be heard prior to ZB18/06.\*\***

**ZB18/12 – (Use Variance & Bulk Variance)** – Lisa Bridge – Block 1202, Lot 2 – 1908 Washington Avenue – Applicant is seeking a Use Variance for Expansion of a Pre-Existing Non-Conforming Residence along with Bulk Variance relief to repair the existing front porch and to construct an addition toward the rear which will be a continuation of the existing non-conforming side yard setback of 3.4 feet where 10 feet is required.

Notice is accepted and Lisa Bridge is sworn in. Ms. Bridge is the applicant and owner of the property.

Ms. Bridge explains the plans and the supporting reasons for granting of the relief.

Anthony Ercolino, AIA – sworn in and accepted. Mr. Ercolino reviews Sheet A-1 Site Plan as well as the 2 floor plans. He indicates the house is very tight as it exists for a handicapped individual.

Sheet A-2 – elevations discussed.

It is indicated there are no offsite impacts. This is an expansion of an existing linear variance condition and the addition will be no closer to the side property line than exists today.

It is indicated the building in the rear of the home is more of a shed than a garage and it is utilized for storage only.

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

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dr. James Brown

**ZB18/06 – (Use Variance & Minor Site Plan w/Bulk Variances)** – Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 – Applicant is seeking to replace an existing billboard.

Applicant is represented by Louis D’Arminio, Esq. Mr. D’Arminio describes the application as two (2) side-by-side static billboards which will be single faced, reduced in size and increased in height and become a multi-message board. Variations are discussed.

Jon Antal – 15 years advertising manager for Outfront Media – he oversees NJ Outfront Media. There are currently 66 digital signs in New Jersey with a total of 3,900 billboards. Outfront Media, LLC is the lessee of the property.

Exhibit A-1 marked - Color Aerial Exhibit

Exhibit A-2 marked – lease of property from 1947

It is indicated the sign meets NJDOT requirements and it received a permit.

Exhibit A-3 marked – NJDOT Application #76432 – Approval – The Board requests a copy of the application submitted showing the sign parameters discussed to as to see what exactly is being permitted by the State.

Exhibit A-4 marked – Superimposed Existing/Proposed conditions.

Messages are changed 1 time every 8 seconds (64 second ad loop). The sign and/or message can be changed remotely and each sign has a webcam pointed directly at it for monitoring purposes. The sign will adjust automatically to ambient light – 0.3 footcandles over ambient light.

Exhibit A-5 marked – Sample EMS Public Service Announcement and Municipal Billboards.

Exhibit A-6 marked – Local EMS LED Protocols “A” & “B” reviewed.

**\*\*Due to time constraints, rather than introducing another witness at this point, it is agreed by the Board and the Applicant to carry this matter to a Special Meeting on February 20, 2019 with no further notice being required.\*\***

**ZB18/13 – (Bulk Variances)** – John & Donna Weldon – Block 103, Lot 8 – 19 Sea View Avenue – Applicant is seeking Bulk Variances for a 3-story residential addition and for reconstruction of the front porch which does not meet the average porch setback requirement. The porch was damaged from a fire which took place in March 2017.

Notice is found to be acceptable even though it does not contain a detailed description of the distance being sought. It is indicated there is 3” from the property line to the gutter of the home.

John Weldon – sworn in

Chris Rudman, AIA – qualified – describes proposal to rebuild the front porch in the current location.

The discrepancy between the 2 ½ and 3-story addition is discussed. It is found that this is a proposed 2 ½ story addition with a turret embellishment.

AC Units are proposed to be on the property line in the rear.

The applicant is proposing to bring the rear of the home into conformance with the ordinance by removing the staircase encroachment and the existing AC Unit will be relocated onto the lease area.

**Based upon the application submitted and the testimony provided to the Board, Thomas Healy made a motion to approve the application for a 2 ½ story addition with embellishment as shown, the location of the AC Units and relocation of same onto the lease area, removal of the encroachments in the rear yard area, repair of the existing front porch in the same size, dimension and location as existing, and permission of the permitted projections being 3” from the property line, moved and seconded by Joe Sears.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dr. James Brown

### **ADJOURNMENT:**

A motion was made by Paul Dunlap and seconded by Michael Pullano to adjourn the meeting at 10:06 PM. All in favor. The next meeting of the Zoning Board of Adjustment will our Reorganization Meeting on Wednesday, January 2, 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.