



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, August 7, 2019 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present : Dr. James Brown, William Frantz, James Gilligan, Thomas Healy, Michael Pullano, Ashley Vidal, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer Beahm, PP, AICP - Board Planner, Matt Shafai, PE, PP, CME – Board Engineer, and Torro Reporting, LLC.

Absent: Barbara Bascom, Frances Keel, Naomi Riley

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:

Memorialization of Resolution for Denial of Use Variance & Minor Site Plan w/Bulk Variances for Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 – postponed until September 30th per email Monica Kowalski, Esq. received from Mr. D’Arminio.

Resolution ZBA#19/11 – Denial of Use Variance – 756 Holdings, LLC – Block 903, Lot 2 – W. Bangs Avenue.

Resolution ZBA#19/12 – Denial of Appeal of Zoning Officer’s Determination – College Achieve Public Charter School, Inc. – Block 3101, Lot 2 – 3455 W. Bangs Avenue

EXECUTIVE SESSION:

Mr. Frantz makes a motion to move into executive session to discuss ongoing litigation matters, seconded by Mr. Healy – all members present in favor. William Frantz makes a motion to return to regular meeting, seconded by James Gilligan – all members present in favor.

DISCUSSIONS:

ZB19/05 – Use Variance to Convert Single Family Residence to 2-Unit Multi-Family Residence – Archie & Frederica Castle – Block 166, Lot 13 – 9 Main Avenue (Ocean Grove) – Applicant is seeking to convert a single family dwelling back to a 2-unit multi-family dwelling without the need for construction.

Archie Castle is sworn in.

Exhibit A-1 – 5 photos dated November 16, 2016 taken by Mr. Castle of the existing basement apartment.

It is indicated this home was originally a 4-family with a studio apartment when it was governed under the State. When Mr. Castle and his wife purchased the home there were 4 tenants which was back in 2015.

James Higgins, PP, AICP – sworn in.

Mr. Castle indicates they are proposing to lock the door leading to the upstairs.

James Gilligan – questions the bedroom window heights as they should comply with egress codes.

Mr. Castle requests to adjourn to the September 4th meeting with no further notice being required in order to gather additional information to demonstrate the proposed use is suitable and the feasibility exists. Request to carry with no further notice is granted by the Board.

ADJOURNMENT:

A motion was made by Michael Pullano and seconded by William Frantz to adjourn the meeting at 8:27 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be our Regular Meeting on Wednesday, September 4, 2019 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.