

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday May 1, 2013 - 7:30 P.M.
Township Meeting Room 2nd Floor**

The regular scheduled 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 at the side and rear of this room, 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. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Zoning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

I. Roll Call and Flag salute :

Mr. Roger Eichenour, Chairperson	Ms. Dianna Harris (Alternate # 3)
Ms. Barbara Bascom	Mr. Thomas Healy
Mr. Paul Dunlap, 2 nd Vice Chairperson	Mr. Clifford Johnson (Alternate # 4)
David Fernicola (Alternate # 2)	Mr. Joe Sears
Mr. William Frantz	Ms. Cynthia Suarez (Alternate # 1)
Mr. James Gilligan, 1 st Vice Chairperson	

Also Present: Monica C. Kowalski, Attorney to the Board
 Matt Shafai, Board Engineer
 Jennifer Beahm, Board Planner

II. Resolutions to be memorialized:

- a. **ZBA12/14** - Block 266 Lot 39 submitted by Meridian Health Realty for Neptune Blvd, Taylor Ave & Harding Ave, applicant is proposing to construct 50 units of senior housing with site work.
Motion offered to approve application with amendments/conditions – C. Suarez moved and seconded by – P. Dunlap
Those who voted yes: P. Dunlap, J. Gilligan, R. Eichenour, C. Suarez, D. Fernicola
Those who voted no: T. Healy
- b. **ZB12/20** – Block 1007, Lot 33 - #712 Highway 35 – submitted by Hair City – Proposing commercial retail sale of hair, beauty, & salon products.
Motion offered to approve application with conditions – C. Suarez moved and seconded by – J. Sears
Those who voted yes: B. Bascom, W. Frantz, J. Gilligan, T. Healy, J. Sears, R. Eichenour
Those who voted no: None.

III. Applications under consideration for this evening:

****PARTIALLY HEARD ON 2/6/13****

- a. **ZBA 12/10** Block 1006, Lot 1 CBS Outdoor Inc. for 2990 Route 66, current self storage facility and multi-message tri-vision billboard sign, proposing multi-message digital billboard sign of same dimensions.

RECEIVED REQUEST FROM APPLICANT'S ATTORNEY TO CARRY THIS APPLICATION TO THE AUGUST 7th MEETING DUE TO IMPROPER NOTICE AS WELL AS APPLICANT'S PROFESSIONALS' INABILITY TO ATTEND THIS MEETING – WILL NOTICE FOR AUGUST 7th MEETING

- b. **ZB12/06** – Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Avenue, remediate a zoning violation, for the expansion of the pre-existing non-conforming garage/barn on the property without Zoning approval;

RECEIVED REQUEST FROM APPLICANT'S ATTORNEY TO CARRY APPLICATION TO JUNE 5th MEETING – WILL NOTICE FOR JUNE 5th MEETING.

- c. **ZB12/04** – Block 7000 Lot 23 submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the site. Please refer to the specific variances listed by Mr. Troppoli.

IV. Adjournment:

- a. Next scheduled hearing will be June 5, 2013.
- 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.

(PARTIALLY HEARD ON 2/6/13) ZB12/10 – Block 1006 Lot 1 – CBS Outdoor, Inc. (William Holle, Real Estate/Operations Manager), represented by Reginald Jenkins, Esq. of Price, Meese, Shulman & D’Arminio, PC. Property is owned by Extra Space Storage located at 2290 Route 66. The property is currently being utilized as a self storage facility containing a multi-message tri-vision billboard sign, proposing a multi-message digital billboard sign of the same dimensions.

Previously Enclosed: Application with taxes verified
Copy of zoning permit denial
Copy of the survey

BOARD NOTES:

Dotted lines for board notes.

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz __ Gilligan__ Healy__ Sears__ Eichenour __
Alternates: Suarez alt 1 __ Fernicola alt 2 __ Harris alt 3 __ Johnson alt 4 __

ZB12/06 – Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Ave, applicant failed to obtain zoning approval to rebuild an existing garage/barn. “secondary building is an old barn, 3 bays on ground level, expansion use of barn, cars continue to be on the ground level, keeping 3 bays; second story addition is to be used for recreation; loft area to be used for storage.”

Enclosed with a Previous Package was originally scheduled for November 7, 2012:

- Application with taxes verified (4-30-12)
- Copy of zoning denial (4-2-12)
- Barn Story prepared by homeowner (Received 5-2-12)
- Copy of survey (dated 5-22-06, unrevised)
- Drawings of Edward’s residence (dated 9-8-10)
- Drawings of barn (unknown date)
- Photos barn renovations (Received 5-2-12)
- Municipal Agencies: Neptune Public Works – No Comment (Rec’d 9-12-12)
- Reports prepared by: Matt Shafai of Leon S. Avakian (dated 8-2-12)
- Jennifer Beahm of CME Associates (dated 7-31-12)

Board notes:

RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO CARRY APPLICATION TO AUGUST 7th DUE TO IMPROPER NOTICE AS WELL AS APPLICANT’S PROFESSIONALS’ INABILITY TO ATTEND THIS MEETING – MUST RE-NOTICE FOR AUGUST 7th MEETING

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__
Alternates: Suarez alt 1 __ Fericola alt 2 __ Harris alt 3 __ Johnson alt 4 __

ZBA12/04 – Block 7000 Lot 23 - submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the Site. Please refer to the variances listed by Mr. Troppoli.

Previously Enclosed: Notice to property owners prepared by R. Troppoli
Application with taxes verified [see paid receipt]
Narrative of waivers/variances applicant is seeking
Copy of Zoning Denial 12-5-11
Deed dated 3-14-2000 transferring property from Nept Township to I. Rojas

Comments from: Neptune Police Dept 6-21-12
Land Use/Assessor B. Haney 6-25-12
Neptune Public Works 7-3-12
Environmental/Shade Tree Commission 7-26-12
Reduced copy of survey showing required and existing coverage, etc
Reduced copy of survey showing existing coverage as it exists
Black and white photos of property as it exists
Report prepared by CME Jennifer Beahm, PP, AICP 7-11-12
Report prepared by LSA Matt Shafai PE 7-30-12
Reduced copies of first floor plan, rear elevation, footing & foundation plan, and cross-section

Board notes:

RECEIVED REQUEST FROM APPLICANT'S ATTORNEY TO CARRY APPLICATION TO JUNE 5th MEETING – MUST NOTICE FOR JUNE 5th MEETING DATE

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz __ Gilligan __ Healy __ Sears __ Eichenour __
Alternates: Suarez alt 1 __ Fernicola alt 2 __ Harris alt 3 __ Johnson alt 4 __