



Where Community, Business & Tourism Prosper

Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday May 1, 2013 at 7:30 PM
Municipal Complex, 2nd Floor
25 Neptune Blvd.

ATTENDANCE:

Present: Roger Eichenour, Barbara Bascom, David Fernicola, William Frantz, Thomas Healy, Clifford Johnson, Joe Sears, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Paul Dunlap, James Gilligan, Dianna Harris

OPENING:

Meeting called to order by Roger Eichenour at 7:35 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS 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. – *Received request from Applicant's Attorney to postpone Memorialization until June 5, 2013.*
- 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 by T. Healy, moved and seconded by J. Sears
Yes Votes: R. Eichenour, B. Bascom, W. Frantz, T. Healy, J. Sears, C. Suarez

DISCUSSIONS:

****Partially heard and carried from 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.

Louis L. D'Arminio, Esq. representing CBS Outdoor, Inc. advises the Board they will be seeking Use Variance only and would like to drop their request for an appeal of the Zoning Officer's decision.

Greg Brinster, Vice President of CBS Outdoor, Inc. presented his credentials and proceeded to testify.

Exhibits presented/entered:

A-1 – Aerial Map (color) prepared by Dynamic Engineering, dated October 12, 2012, last revised December 10, 2012.

A-2 – Photo of sign dated May 1, 2013.

A-3 – Copy of CBS Outdoor, Inc. Resolution ZBA#09/22 of the Zoning Board of Adjustment of the Township of Neptune dated September 8, 2009.

A-4 – Photos (5 in total)

A4.1 – “Missing” Sign photo

A4.2 - “For Disaster Assistance” Sign photo

A4.3 – “Wanted/Captured” Sign photo

A4.4 – “Reward for Officer Shot” Sign photo

A4.5 – “Hurricane Sandy NJ Relief Fund” Sign photo

A-5 – Copy of NJDOT Sign Permit

A-6 – Site Exhibit Plan (color) prepared by Dynamic Engineering dated February 4, 2013, unrevised.

A-7 – LED Circuit Board (photo taken of object to be kept as exhibit)

A-8 – Billboard Light Exhibit “East” (color) prepared by Dynamic Engineering, dated April 24, 2013, unrevised.

A-9 – Billboard Light Exhibit “West” (color) prepared by Dynamic Engineering, dated April 24, 2013, unrevised.

Mr. Brinster indicates they would like approval for both sides of the sign; however, east-facing side would be sufficient at this time.

Brett Skapinetz, PE and Principal of Dynamic Engineering presented testimony.

Meeting opened to the public for questions/comments – None.

Public portion closed.

*****Chairman Eichenour asks for a small recess at 9:00 pm. Board returns at 9:05 pm, Secretary does the roll call and all members are still present.**

Hal Simoff, PE, PP presented testimony with regard to Traffic issues.

Exhibits presented/entered:

A-10 – Photo #1 – US-66 WB, approximately 700 feet east of the billboard location taken 4/9/13, Photo #2 – US-66 WB, approximately 600 feet east of the billboard location taken 4/9/13, Photo #3 – US-66 WB, approximately 500 feet east of the billboard location taken 4/9/13, Photo #4 – US-66 WB, approximately 400 feet east of the billboard location; and Aerial Map of site indicating location and direction of photos prepared by Simoff Engineering Associates, undated.

A-11 – Aerial Map of Site – Viewing Angle Study, prepared by Simoff Engineering Associates, undated.

A-12 – Photo #1 – Asbury Ave (CR 16) East Bound, approximately 700 feet west of the billboard location taken 4/9/13, Photo #2 – Asbury Ave (CR 16) East Bound, approximately 550 feet west of the billboard location taken 4/9/13, Photo #3 – Asbury Ave CR 16) East Bound, approximately 400 feet west of the billboard location taken 4/9/13, Photo #4 – Asbury Ave (CR 16) & US-66 East Bound, approximately 250 feet west of the billboard location taken 4/9/13, Photo #5 – US-66 East Bound, approximately 350 feet west of the billboard location taken 4/9/13, Photo #6 – US-66 East Bound, approximately 300 feet west of the billboard location taken 4/9/13, Photo #7 – US-66 East Bound, approximately 200 feet west of the billboard location taken 4/9/13, Photo #8 – US-66 East Bound, approximately 150 feet west of the billboard location taken 4/9/13; and Aerial Map of site indicating location and direction of photos prepared by Simoff Engineering Associates, undated.

A-13 – Aerial Map of Site – Viewing Angle Study, prepared by Simoff Engineering Associated, undated.

**Meeting opened to the public for questions/comments – None.
Public portion closed.**

George Wheattle Williams, PP, AICP provided testimony with regard to Planning issues.

Exhibits presented/entered:

A-14 – Site Area & Description – Figures 1 through 4 – prepared by NISHUANE Group

A-15 – Aerial Map prepared by NISHUANE Group

**Meeting opened to the public for questions/comments – None.
Public portion closed.**

Based upon the application before the board a motion was offered by Cynthia Suarez to DENY the application, moved and seconded by Barbara Bascom

Those who voted YES: Barbara Bascom, William Frantz, Cynthia Suarez, David Fericola, Roger Eichenour

Those who voted NO: Thomas Healy and Joe Sears

Those who ABSTAINED: None.

Absent: Paul Dunlap, James Gilligan, Dianna Harris

- 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 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**

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

ADJOURNMENT:

Motion to adjourn at 11:00 PM and to have the next meeting on June 5, 2013 made by Thomas Healy and seconded by Joe Sears. All in favor.

Minutes submitted by Kristie Armour, Secretary.