



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, May 3, 2017 at 7:30 PM (Revised 4/27/17)
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, 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 #2)
William Frantz, 1st Vice Chairman
James Gilligan, 2nd Vice Chairman

Dianna Harris
Thomas Healy - **EXCUSED**
Frances Keel (Alternate #1)
Joe Sears

Theopolis Stewart (Alternate #3)
Paul Dunlap, Chairman

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

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized:

- a. **ZBA#17/10 – Resolution of Minor Site Plan Approval** – Irma Rojas – Block 3401, Lot 46 – 27 Hillview Drive

Those Eligible to Vote: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Dr. James Brown

V. Applications under consideration for this evening:

- a. **ZB17/01 – Phillip & Colleen Stofanak** – Block 229, Lot 6 – 8 Embury Avenue (Ocean Grove) – Applicant is seeking side yard setback variance for proposed 2nd floor renovation. **APPLICATION WAS PARTIALLY HEARD ON MARCH 15, 2017 – APPLICANT NOTIFIED THE BOARD OF THEIR WISH TO WITHDRAW THIS APPLICATION ON MARCH 21, 2017.**
- b. **ZB17/02** – Robert Freund – Block 210, Lot 5.05 – 27 Heck Avenue (Ocean Grove) – Applicant is seeking a variance to construct a driveway which historically existed where new driveways are not permitted per Ordinance. Applicant is represented by Jennifer S. Krimko, Esq. **APPLICATION WAS PARTIALLY HEARD ON APRIL 5, 2017 - APPLICANT’S ATTORNEY NOTIFIED THE BOARD OF HER CLIENT’S REQUEST TO WITHDRAW THIS APPLICATION ON APRIL 27, 2017**
- c. **ZB17/05** – Robert Sullivan – Block 412, Lot 14 – 1206 8th Avenue – Applicant is seeking variances to remediate zoning violations for new construction without acquiring proper permits.

VI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Wednesday, June 7, 2017 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.

ZB17/01 – Phillip & Colleen Stofanak – Block 229, Lot 6 – 8 Embury Avenue (Ocean Grove) – Applicant is seeking side yard setback variance for proposed 2nd floor renovation.

Enclosed: Checklist and Application for Bulk Variance Package (1/17/17)
Assignment of Lease (3/14/13)
Zoning Permit Denial (12/27/16)
Survey of Property (dated 2/5/13)
Architectural Plans (last revised 12/8/16)

Correspondence: Township Engineer’s Comments (1/20/17)

BOARD NOTES:

APPLICATION WAS PARTIALLY HEARD ON MARCH 15, 2017 – APPLICANT NOTIFIED THE BOARD OF THEIR WISH TO WITHDRAW THIS APPLICATION ON MARCH 21, 2017.

Motion offered by _____ to be moved and seconded by _____
Bascom ____ Frantz____ Gilligan____ Harris____ Healy____ Sears____ Dunlap____

Alternates: Keel (Alt 1) _____ Brown (Alt 2) _____ Stewart (Alt 3) _____

ZB17/02 – Robert Freund – Block 210, Lot 5.05 – 27 Heck Avenue (Ocean Grove) – Applicant is seeking a variance to construct a driveway which historically existed where new driveways are not permitted per Ordinance. Applicant is represented by Jennifer S. Krimko, Esq.

Previously Enclosed
w/April 5th Agenda: Checklist and Application for Bulk Variance (Received 2/1/17)
Zoning Permit Denial (12/7/16)
Assignment of Lease of Consolidation (9/30/15)
Boundary and Topographic Survey (8/7/15)
Boundary Plot Plan (8/22/16)

Previously Enclosed
Correspondence: Township Engineer’s Review Memo (3/14/17)
Ms. Krimko’s Response to Twp Eng. Memo & Engineer’s Response (3/23/17)
Historic Preservation Commission Resolution #2017-013 (3/14/17)

BOARD NOTES:

APPLICATION WAS PARTIALLY HEARD ON APRIL 5, 2017 - APPLICANT’S ATTORNEY NOTIFIED THE BOARD OF HER CLIENT’S REQUEST TO WITHDRAW THIS APPLICATION ON APRIL 27, 2017

Motion offered by _____ to be moved and seconded by _____
Bascom _____ Frantz _____ Gilligan _____ Harris _____ Healy _____ Sears _____ Dunlap _____

Alternates: Keel (Alt 1) _____ Brown (Alt 2) _____ Stuart (Alt 3) _____

