



**Neptune Township ~ Zoning Board of Adjustment  
SPECIAL MEETING AGENDA  
Wednesday September 18, 2013 - 7:30 P.M.  
Summerfield Elementary School – Cafeteria  
1 Summerfield Lane, Neptune, NJ 07753**

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.; however, all matters must end no later than 10:30 p.m. as requested by the Board of Education. Toward the end of the meeting it will be announced that no new witnesses or testimony begin after 10:00 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 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 :**

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|------------------------------------------------------|--------------------------------------|
| Mr. Roger Eichenour, Chairperson                     | Ms. Dianna Harris (Alternate # 3)    |
| Ms. Barbara Bascom                                   | Mr. Thomas Healy                     |
| Mr. Paul Dunlap, 2 <sup>nd</sup> 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 <sup>st</sup> Vice Chairperson |                                      |

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

**II. Correspondence:**

- a. None.

**III. Resolutions to be memorialized:**

- a. None.

**IV. Applications under consideration for this evening:**

- a. **ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision)** – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 1500, Lots 1, 2, 5, 20, 21, & 22 (312 apartment units & restaurant/retail building) Represented by Jennifer S. Krimko, Esq. *(The Applicant has amended the application of Use Variance to now include Preliminary Site Plan and Minor Subdivision)*

**V. Adjournment:**

- a. The next regular meeting of the Zoning Board of Adjustment will be on October 2, 2013 at 7:30 PM to be held at the Neptune Township Municipal Building, Township Committee Meeting Room, 2<sup>nd</sup> Floor.
- 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.

**\*\*USE VARIANCE APPLICATION WAS PARTIALLY HEARD ON 3/6/13 AND 6/5/13 - NO FURTHER NOTICE WAS REQUIRED FOR THIS PORTION OF THE APPLICATION OR MEETING DATE – HOWEVER, PUBLIC NOTICE HAS BEEN PROVIDED FOR THE SITE PLAN & SUBDIVISION PORTION OF THE APPLICATION\*\***

**ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision) – Hovsons, Inc.** (Victoria Gardens) – Hovchild Blvd – Block 1500, Lots 1, 2, 5, 20, 21, & 22 (312 apartment units & restaurant/retail building) Represented by Jennifer S. Krimko, Esq. *(The Applicant has amended the application of Use Variance to now include Preliminary Site Plan and Minor Subdivision)*

**(Use Variance App.)**

Previously Enclosed: Zoning Permit Application 1-3-13  
Zoning Permit Denial 1-14-13  
Variance Application 12-10-12  
Completeness Checklist – Application for Development 1-4-13  
Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. 12-5-12  
Copy of Deed 2-28-86  
Overall Variance Map dated 9-13-12, unrevised (signed 12/7/12)  
Architectural Plans prepared by Cozzarelli Cirminiello Architects, LLC dated 12-13-12  
Boundary & Topographic Survey prepared by FWH Associates, PA dated 9-17-12  
Overall Variance Map dated 9-13-12, unrevised (signed 1/4/13)  
Exhibit List 3-6-13  
Witness List 3-6-13  
Correspondence from: Board Engineer 12-27-12  
Board Engineer 1-16-13  
Board Planner 2-25-13  
DPW – NO COMMENTS 2-20-13  
Neptune Township Police Dept. Traffic Bureau 2-20-13  
Environmental/Shade Tree Commission 2-15-13

**(Prel Site Plan & Minor Sub)**

Enclosed: Completeness Checklist for Site Plans and/or Subdivisions  
Application for Major Site Plan & Checklist Part B  
Application for Minor Subdivision & Checklist Part B  
Affidavit of Application (8-8-13)  
Site Visit Authorization of Property Owner (8-8-13)  
Escrow Agreement  
Minor Subdivision Plan Victoria Gardens dated 7/24/13, unrevised (signed 8/9/13)  
Survey of Property dated 9/17/12, unrevised (signed 9/17/12)  
Neptune Multi-Family Housing Architecturals dated 8/8 & 8/9/13, unrevised  
Preliminary Major Site Plan Victoria Gardens dated 8/9/13, unrevised  
Comments from: Neptune Police Dept Traffic Bureau 9-5-13  
Report prepared by Matt Shafai, PE, PP (Board Engineer) 8-28-13

**BOARD NOTES:**

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BOARD NOTES (HOVSONS) (continued):

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 \_\_

**DIRECTIONS TO:****SUMMERFIELD ELEMENTARY SCHOOL**

**1 SUMMERFIELD LANE  
NEPTUNE, NEW JERSEY 07753  
732-776-2200 ext. 5401**

**A. FROM THE NORTH:**

Take the Garden State Parkway South to exit 100B (Route 33 East / Ocean Grove / Bradley Beach). Continue along Route 33 East for approximately 1.9 miles to Green Grove Road, which is the fourth traffic light. Make a left turn onto Green Grove Road. Summerfield Elementary School is on the left.

**OR:**

Take Route 18 South to exit 8B (Route 33 West / Freehold). Continue along Route 33 West for approximately .5 miles to Green Grove Road, which is the second traffic light. Make a right turn onto Green Grove Road. Summerfield Elementary School is on the left.

**OR:**

Take Highway 35 South to Route 33 West. Make a right turn onto Route 33 West. Continue along Route 33 West for approximately 2.0 miles to Green Grove Road, which is the sixth traffic light. Make a right turn onto Green Grove Road. Summerfield Elementary School is on the left.

**B. FROM THE SOUTH:**

Take the Garden State Parkway North to exit 100 (Route 33 East / Ocean Grove / Bradley Beach). Continue along Route 33 East for approximately 1.6 miles to Green Grove Road, which is the fourth traffic light. Make a left turn onto Green Grove Road. Summerfield Elementary School is on the left.

**OR:**

Take Highway 35 North to Route 33 West. Make a left turn onto Route 33 West. Continue along Route 33 West for approximately 2.0 miles to Green Grove Road, which is the sixth traffic light. Make a right turn onto Green Grove Road. Summerfield Elementary School is on the left.

**C. FROM THE WEST:**

Take I -195 East it will turn into Route 138 East. Continue along Route 138 East to the Route 18 North exit (Eatontown); ramp on your right. Continue along Route 18 North for approximately 3.2 miles to exit 8 (Route 33 / Freehold / Neptune). Stay to your right on the exit ramp for Route 33 West. Continue along Route 33 west for approximately .7 miles to Green Grove Road, which is the second traffic light. Make a right turn onto Green Grove Road. Summerfield Elementary School is on the left.