



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday November 4, 2015 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Carol J. Rizzo, Joe Sears, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC

Absent: Dianna Harris and Matt Shafai, PE, PP, CME

OPENING: Meeting called to order by Chairman Paul Dunlap at 7:32 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

ZBA#15/25 – Resolution of Approval – Jersey Shore Dental Center – 1820 Corlies Avenue (formerly Block 282, Lot 8.01)

ZBA#15/26 – Resolution of Denial – Paul Jayme – 716 Gail Drive (formerly Block 9016, Lot 6)

DISCUSSIONS:

****NEW – Received Partial Approval for Bulk Variances October 2, 2013 – Required to Return for Additional Variances****

ZB15/02 – Irma Rojas – Block 3401, Lot 46 (formerly known as Block 7000, Lot 23) – 27 Hillview Drive – Applicant has submitted to the Board to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Represented by Pasquale Menna, Esq.

Ms. Kowalski indicates she had a discussion with Mr. Menna and this application will be adjourned until January 6, 2016 with no further notice being required.

****Partially Heard on June 3, 2015 – Carried in order to obtain further documentation. Notice was provided for September 2, 2015 hearing date; however, received request on September 2, 2015 to carry to this date without further notice****

ZB14/18 – El Properties, Inc. (Parkway 100) – Block 3903, Lot 4 (formerly known as Block 10017, Lot 5 and part of Lot 5.01) – Applicant proposes to continue the use of the property as a mixed-use, light industrial corporate park including light manufacturing and assembly, laboratory, research and development, warehouse and distribution and office uses in this C-1 Zone.

Received request from Applicant's Attorney Andy Norin, Esq. to adjourn to January 6, 2016 with no further notice being required.

ADJOURNMENT:

A motion was made by James Gilligan and seconded by William Frantz to adjourn at 7:39 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, December 2, 2015 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.