



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, January 4, 2017 at 7:30 PM
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

James Gilligan
Dianna Harris
Thomas Healy

Frances Keel (Alternate #1)
Joe Sears
Paul Dunlap

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#17/07 – Resolution of Approval** – Kent & Karen Savis – Block 278, Lot 7 – 93 Stockton Avenue (Ocean Grove)

Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Frances Keel, Dr. James Brown, and Paul Dunlap

- b. **ZBA#17/08 – Resolution of Approval** – Asbury Car Wash – Block 802, Lot 35 – 707 Highway 35

Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Dr. James Brown, and Paul Dunlap

V. Applications under consideration for this evening:

- a. **ZB16/09** – United Methodist Communities – Block 283, Lot 1 – 70 Stockton Ave. (Ocean Grove) – Applicant has submitted for an appeal of the Zoning Officer’s Decision with regard to proposed signage. Applicant is represented by Sandford D. Brown, Esq. **DID NOT NOTICE - RECEIVED REQUEST TO CARRY TO MARCH 15, 2017.**
- b. **ZB16/13** – Irma Rojas – Block 3401, Lot 46 – Applicant has submitted to the Board for Minor Site Plan approval with bulk variances to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Applicant is represented by Pasquale Menna, Esq.
- c. **ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision)** – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 4001, Lots 1, 2, 3, & 8 and Block 4101, Lots 13 & 14 (formerly Block 1500, Lots 1, 2, 5, 20, 21, & 22). Plans had been revised to eliminate the proposed commercial space and reduce the number of proposed apartment units from 312 to 272; therefore, the project now involves only Block 4001, Lots 1, 2, 3, & 8 (formerly Block 1500, Lots 5, 20, 21, & 22). Represented by Guliet D. Hirsch, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Wednesday, February 1, 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.

****NOTICE NOT PROVIDED – RECEIVED REQUEST TO ADJOURN AND CARRIED TO THIS DATE – RECEIVED ADDITIONAL REQUEST TO FURTHER ADJOURN ****

ZB16/09 – United Methodist Communities – Block 283, Lot 1 – 70 Stockton Avenue (Ocean Grove) – Applicant has submitted for an appeal of the Zoning Officer’s Decision with regard to proposed signage. Applicant is represented by Sandford D. Brown, Esq.

Previously Enclosed

w/July 6, 2016 Package: Application for Appeal of Zoning Officer’s Decision (Received 6/3/16)
 Reduced Copy of Existing Conditions/Plot Plan Sheet C1.0 (5/7/09?)
 Zoning Permit Denial (5/17/16)
 Colored Renderings of Proposed Signs (2)(Rev. 5/4/16)
 Eight Color Photos of Signs (undated)

BOARD NOTES:

**NOTICE NOT PROVIDED FOR THIS HEARING – RECEIVED REQUEST TO ADJOURN -
CARRIED TO MARCH 15, 2017 – NOTICE WILL BE REQUIRED FOR THIS NEW DATE.
APPLICANT’S ATTORNEY HAS BEEN ADVISED THAT THEY MUST PROCEED ON
MARCH 15, 2017 OR THEIR APPLICATION WILL BE DISMISSED FOR
FAILURE TO PROSECUTE THEIR CLAIM.**

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

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

