Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, February 5, 2014
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. Toward the end of the meeting it will be announced that 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 ITS 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.**

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.

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 and Flag salute :

Paul Dunlap, Chairman	James Gilligan, 1st Vice Chairman	Frances Keel (Alternate #2)
Barbara Bascom	Dianna Harris	Charles Moore (Alternate #3)
Roger Eichenour (Alternate #4)	Thomas Healy	Joe Sears, 2nd Vice Chairman
William Frantz	Clifford Johnson (Alternate #1)	

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

II. Correspondence:

a. None.

III. Resolutions to be memorialized:

a. **ZBA#14/06** - Jersey Shore University Hospital (B3000/L8) – 81 Davis Ave - Applicant proposing to install a freestanding sign & awnings with signage.
Those eligible to vote: Paul Dunlap, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, and Clifford Johnson.

IV. Applications under consideration for this evening:

- **ZB13/20** – Joseph Cosby, Jr. – 509 Woolley Drive (Block 8000.01, Lot 8) – Applicant seeks to maintain existing 6 foot fence on corner lot. – **APPLICATION WITHDRAWN 1/27/14**
- **ZB13/16** – William Johnson 704 Chaphagen Drive (B9026/L13) – Proposing to change the use of the property from a Detached Single Family Residence into a Multifamily (two family) Residence.
- **ZB13/22** – Gerardo Ercolino – 1516-1518 Corlies Avenue (Rt 33) (Block 273, Lot 29) – Appeal of Zoning Officer's Determination regarding second apartment unit.
- **ZB13/21** – Amy Boss – 701 Ruth Drive (B9022/L14) – Proposing to replace a 6 foot solid wooden fence with a new 6 foot solid wooden fence.
- **ZB13/18** – Geoffrey Ernst – 103 Melrose Avenue (B471/L34, 35, 36) - Proposing to maintain existing shed as it exists requiring rear and side yard setback variances.

V. Adjournment:

a. Next scheduled hearing will be a Special Meeting for Hovsons, Inc. on Wednesday, February 19, 2013 at 7:30 PM, here in the Municipal Complex.

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.

ZB13/16 – William Johnson 704 Chaphagen Drive (B9026/L13) – Proposing to change the use of the property from a Detached Single Family Residence into a Multifamily (two family) Residence.

Enclosed: Application and Checklist (9/24/13)
Letter to Board Members describing request for Use variance (9/24/13)
Denial of Zoning Officer (9/17/13)
Photos submitted by Mr. Johnson (6/13/13)
Survey of Property (8/30/01)
Building Sketch (8/27/01)
Comments: Board Engineer's Review (10/21/13)
Board Planner's Review (1/27/14)
No comments received from the Advisory Boards

BOARD NOTES:

Motion offered by to be moved and seconded by .

Bascom __ Dunlap__ Frantz___ Gilligan__ Harris____ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)___

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.

ZB13/22 – Gerardo Ercolino – 1516-1518 Corlies Avenue (Rt 33) (Block 273, Lot 29) – Appeal of Zoning Officer's Determination regarding second apartment unit.

Enclosed: Application for Appeal of Zoning Officer's Decision (12/4/13)
Zoning Officer's Determination Letter (12/18/13)
Peter S. Falvo, Jr., Esq. Correspondence & Zoning Permit Application (12/13/13)
Peter S. Falvo, Jr., Esq. Correspondence to Zoning Officer (11/27/13)
Survey of Property (3/12/94)
Witness List & Exhibit List (including Exhibits A-1 through A-18 to be entered)

BOARD NOTES:

Motion offered by to be moved and seconded by .

Bascom __ Dunlap__ Frantz___ Gilligan__ Harris____ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)___

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.

ZB13/21 – Amy Boss – 701 Ruth Drive (B9022/L14) – Proposing to replace a 6 foot solid wooden fence with a new 6 foot solid wooden fence.

Enclosed: Bulk Variance Application and Checklist (10/29/13)
Zoning Officer's Denial (9/17/13)
Survey of Property (10/17/08)
Deed of Ownership (10/27/08)
Comments from: Neptune Police Dept (Traffic Bureau) (12/6/13)

BOARD NOTES:

Motion offered by to be moved and seconded by .

Bascom __ Dunlap__ Frantz___ Gilligan__ Harris____ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)___

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.

ZB13/18 – Geoffrey Ernst – 103 Melrose Avenue (B471/L34, 35, 36) - Proposing to maintain existing shed as it exists requiring rear and side yard setback variances.

Enclosed:
- Bulk Variance Application and Checklist (10/28/13)
- Homeowner's Narrative & Photos (submitted with Application on 10/28/13)
- Zoning Officer's Violation Notice (9/10/13)
- Bulk Requirement Schedule
- Deed of Transfer of Ownership (10/10/10)
- Additional Photos of Property & Surrounding Area
- Survey of Property (8/2/13)
- Comments from: Township Engineer (11/6/13)

BOARD NOTES:

Motion offered by to be moved and seconded by .

Bascom __ Dunlap__ Frantz___ Gilligan__ Harris____ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)___

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.