



**Neptune Township ~ Zoning Board of Adjustment  
Regular Hearing Minutes  
Wednesday April 3, 2013 - 7:30 P.M.  
Township Meeting Room 2<sup>nd</sup> Floor**

**ATTENDANCE:**

Present: Barbara Bascom, Roger Eichenour, David Fernicola, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Clifford Johnson, Joe Sears, Cynthia Suarez, Monica C. Kowalski, Esq. – Board Attorney, Matt Shafai, PE – Board Engineer, and Laura J. Neumann, PE, PP – Board Planner

Absent: Paul Dunlap

**OPENING:**

Meeting called to order by Roger Eichenour at 7:40 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

**RESOLUTIONS MEMORIALIZED:**

None.

**DISCUSSIONS:**

**ZB12/20** – Block 1007, Lot 33 – Hair City, Inc. – 712 Highway 35 - represented by Jeffrey Beekman, Esq. – Applicant is proposing the commercial retail sale of hair, beauty, & salon products in one unit of a building containing three commercial units, two of the units are currently vacant and the third is currently occupied by Papa John’s Pizza - Previously carried from March 6, 2013 – Exhibit A-1 Use Variance Plan and Exhibit A-2 Aerial Map dated April 3, 2013 submitted and prepared by Insight Engineering. Testimony provided by Mr. Chul Kyoon Park, President of Hair City, Inc. with regard to hours of operation and nature of business. Jason Fichter, PE, PP of Insight Engineering testified as to plans and location of dumpsters. Public Portion Opened – No Comments – Public Portion Closed. Variance is required for number of parking spaces, no lighting/landscaping changes proposed, a freestanding sign is proposed. Peter Bass, Esq. represented the building owner/landlord Jack Blanco, Manager of Blanco Brothers. Board questions Mr. Blanco with regard to poor site conditions. Mr. Blanco agreed to comply with a number of the Board’s requests to improve the aesthetics and safety of the site.

**Motion to APPROVE WITH CONDITIONS offered by Cynthia Suarez to be moved and seconded by Joe Sears.**

**YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, and Roger Eichenour.

**NO:** None.

**ABSTAIN:** None.

**ZB12/06** – Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Avenue, remediate a zoning violation, for the expansion of the pre-existing non-conforming garage/barn on the property without Zoning approval. **CARRIED TO MAY 1, 2013 DUE TO ERROR IN NOTICE - MUST RE-NOTICE FOR MAY 1, 2013 HEARING.**

**ADJOURNMENT:**

Motion to adjourn at 9:15 PM and to have next meeting on Wednesday, May 1, 2013 made by James Gilligan and seconded by Joe Sears. All in favor.

Minutes submitted by Kristie Armour, Board Secretary.