



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday, June 1, 2016 at 7:30 PM  
Township Meeting Room 2<sup>nd</sup> 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 #3)  
William Frantz  
James Gilligan, 1<sup>st</sup> Vice Chair

Dianna Harris  
Thomas Healy  
Frances Keel (Alternate #1)  
Christina Schuetz

Joe Sears, 2<sup>nd</sup> Vice Chair  
Paul Dunlap, Chairman

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#16-17 - Resolution of Approval** – Herbert & Michaelle Rose – Block 617, Lot 44 – 1804 Columbus Avenue  
*Those eligible to vote: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, and Paul Dunlap*
- b. **ZBA#16-18 – Resolution of Denial** – Irma Rojas – Block 3401, Lot 46 – 27 Hillview Drive  
*Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Frances Keel, Dr. James Brown, and Paul Dunlap*
- c. **ZBA#16-19 - Resolution of Dismissal** – Kurt Cavano – Block 209, Lot 3 – 50-54 Main Avenue (Ocean Grove)  
*Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Frances Keel, Dr. James Brown, and Paul Dunlap*
- d. **ZBA#16-20 - Resolution of Approval** – Michael Solebello – Block 296, Lot 7 – 81 Fletcher Lake Avenue (Ocean Grove)  
*Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Frances Keel, Dr. James Brown, and Paul Dunlap*
- e. **ZBA#16-21 - Resolution of Approval** – Thomas Losonczy – Block 150, Lot 11 – 87 Mt. Hermon Way (Ocean Grove)  
*Those eligible to vote: Barbara Bascom, William Frantz, Dianna Harris, Joe Sears, Frances Keel, Dr. James Brown, and Paul Dunlap*

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

- a. **ZB16/05** – Maria Manansala – Block 2303, Lot 3 – 3 Sherwood Drive – Applicant has submitted an application for Bulk Variance (rear yard setback) for the construction of a sun porch on the rear of the home.

**\*\*WAIVER HEARING ONLY TONIGHT\*\***

- b. **ZB16/07** – Syed Brothers Management LLC (Gulf Station) – Block 4104, Lot 15 – 3655 Highway 33 - Use Variance & Preliminary and Final Major Site Plan approval to continue existing automotive services and gasoline fueling station, add a canopy over pumps, change signs to LED (same size as existing sign); and add U-Haul or similar national rent-a-truck operation to the site. It is necessary for the Board to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. This application had been deemed Incomplete on May 12, 2016 by Matt Shafai, PE – Board Engineer. Applicant is represented by Mark A. Steinberg, Esq.

**\*\*Partially Heard on June 3, 2015 and carried in order to obtain further documentation (Notice provided for September 2, 2015) – Received request on September 2, 2015 to carry to November 4, 2015 then received request to carry to January 6, 2016 – Partially Heard on January 6, 2016 and carried to this date (June 1, 2016) in order to provide a more specific list of proposed uses.**

- c. **ZB14/18** – EI Properties, Inc. (Parkway 100) – Block 3903, Lot 4 (formerly known as Block 10017, Lot 5 and part of Lot 5.01) – 3535 Route 66 - 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. Represented by Andy S. Norin, Esq.
- d. **ZB15/16 – Fusco Enterprises, LLC** – Block 506, Lot 11 – 122 Drummond Avenue - Applicant is seeking a Use Variance to add an Office Use.

**VI. Adjournment:**

- a. Next scheduled meeting will be a Regular Meeting on **Wednesday, July 6, 2016 at 7:30 PM** here in the Municipal Complex, 2<sup>nd</sup> 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.



**\*\*WAIVER HEARING ONLY TONIGHT\*\***

**ZB16/07** – Syed Brothers Management LLC (Gulf Station) – Block 4104, Lot 15 – 3655 Highway 33 - Use Variance & Preliminary and Final Major Site Plan approval to continue existing automotive services and gasoline fueling station, add a canopy over pumps, change signs to LED (same size as existing sign); and add U-Haul or similar national rent-a-truck operation to the site. It is necessary for the Board to review the various waivers requested/associated with the project prior to the application being deemed complete and/or further consideration by the Board. This application had been deemed Incomplete on May 12, 2016 by Matt Shafai, PE – Board Engineer. Applicant is represented by Mark A. Steinberg, Esq.

- Enclosed:      Completeness Checklists and Applications (Received 3/30/16)
- Zoning Permit Denial (2/16/16)
- Copy of Deed (Filed 11/10/14)
- Structural Calculations & Details (10/23/13)
- Sign Details (1/8/16)
- Use Variance and Minor Site Plan (Reduced Copy 3/14/16)
- Survey of Property (5/15/15)
- Architecturals for Canopy (10/23/13)

Correspondence:      Board Engineer’s Review (5/12/16)

**BOARD NOTES:**

**\*\*THIS EVENING IS FOR WAIVER HEARING ONLY, SO PLEASE RETAIN THE ABOVE DOCUMENTS AFTER THIS EVENING AS YOU WILL NEED THEM AND THEY WILL NOT BE REDISTRIBUTED\*\***

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_ .

Bascom \_\_\_\_\_ Frantz \_\_\_\_\_ Gilligan \_\_\_\_\_ Harris \_\_\_\_\_ Healy \_\_\_\_\_ Sears \_\_\_\_\_ Dunlap \_\_\_\_\_

Alternates: Keel (Alt 1) \_\_\_\_\_ Brown (Alt 2) \_\_\_\_\_ Schuetz (Alt 3) \_\_\_\_\_

**ZB14/18** – EI Properties, Inc. (Parkway 100) – Block 3903, Lot 4 (formerly known as Block 10017, Lot 5 and part of Lot 5.01) – 3535 Route 66 - 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. Represented by Andy S. Norin, Esq.

**Currently Enclosed:** Letter from Andy S. Norin, Esq. with attached chart which contains a list of more specific uses (by NAICS Code Number) for which EI Properties seeks Use Variance Approval (dated February 17, 2015 – However received on February 18, 2016).

**Previously Enclosed**

**w/ 6/3/15 Package:** Transmittal Letter from Andy S. Norin, Esq. (10/3/14)  
Checklist and Application for Use Variances (Received 10/6/14)  
Narrative with Background Information (Received 10/6/14)  
Site Visit Authorization (dated 9/29/14 - Received 10/6/14)  
Certificate of Corporation (Received 10/6/14)  
Copy of Deed (12/17/76)  
Letter from Andy S. Norin, Esq. in response to Incompleteness Determination (3/6/15)  
List of Current and Former Tenants (4 pages) (Received 3/9/15)  
Community Impact Statement prepared by Cofone Consulting Group, LLC (March 2015)  
Letter from Andy S. Norin, Esq. with Zoning Determination and Permit Application (3/27/15)  
Letter from Andy S. Norin, Esq. with Witness List and Exhibit Package (5/21/15)  
Boundary Survey prepared by VS Land Data (1 sheet) (12/19/14)  
Existing Conditions Plan prepared by  
RWA Planning & Engineering (1 sheet) (last revised 9/29/14)  
Letter from Andy S. Norin, Esq. with list of specific uses being sought (8/18/15)

**Previously Enclosed**

**Correspondence:** Board Engineer’s Review Letter (5/26/15)  
Board Planner’s Review Letter (4/29/15)

**BOARD NOTES:**

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Alternates: Keel (Alt 1) \_\_\_\_\_ Brown (Alt 2) \_\_\_\_\_ Schuetz (Alt 3) \_\_\_\_\_

**ZB15/16 – Fusco Enterprises, LLC** – Block 506, Lot 11 – 122 Drummond Avenue - Applicant is seeking a Use Variance to maintain the added warehouse use; outdoor storage of equipment, vehicles, and supplies; removing parking spaces; interior remodeling of the Office Administrative Services use by adding a warehouse area.

Enclosed: Checklist and Application for Use Variance (10/14/15)  
Zoning Permit Denial (10/20/15)  
Copy of Deed (7/11/13)  
Community Impact Report (December 2015)  
Survey of Property (1/27/16)  
Use Variance Application Plan (10/15/15)

Correspondence: Township Engineer’s Review Memo (4/11/16)  
Board Engineer’s Review (3/11/16)

BOARD NOTES:

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