



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday October 2, 2013 - 7:30 P.M.
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 at the side and rear of this room, 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.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Zoning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

I. Roll Call and Flag salute :

Mr. Roger Eichenour, Chairperson	Ms. Dianna Harris (Alternate # 3)
Ms. Barbara Bascom	Mr. Thomas Healy
Mr. Paul Dunlap, 2 nd Vice Chairperson	Mr. Clifford Johnson (Alternate # 4)
David Fernicola (Alternate # 2)	Mr. Joe Sears
Mr. William Frantz	Ms. Cynthia Suarez (Alternate # 1)
Mr. James Gilligan, 1 st Vice Chairperson	

Also Present: Monica C. Kowalski, Attorney to the Board
 Matt Shafai, Board Engineer
 Jennifer Beahm, Board Planner

II. Correspondence:

- a. Draft of proposed meeting dates for 2014.
- b. Correspondence dated September 24, 2013 from Kenneth L. Pape, Esq. requesting the 509 Memorial Drive Partners, LLC application be carried.

III. Resolutions to be memorialized:

- a. **ZB12/04 (Partial Approval)** – Block 7000 Lot 23 submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the site. Please refer to the specific variances listed by Mr. Troppoli. ***Motion was offered to approve the application as discussed with the understanding that the Applicant will be returning on January 8, 2014 to discuss and decide outstanding items.***
Those eligible to vote: P. Dunlap, W. Frantz, J. Gilligan, C. Suarez, D. Harris, C. Johnson, R. Eichenour.

IV. Applications under consideration for this evening:

****NEW****

- a. **ZB13/12** – Bodine, Elaine – Block 415, Lot 1 – 16 Vernon Avenue – Applicant proposes to erect 6 ft. solid vinyl fence along the side/front property line of this corner property.

****NEW****

- b. **ZB13/13** – Xenakis, Thomas – Block 405, Lot 49 – 526 S. Riverside Drive – Applicant proposes to demolish and replace failing retaining wall in front yard setback which will encroach into Township Right-of-Way. Township Committee adopted Resolution #13-293 Authorizing Revocable License Agreement to Permit the Replacement of the Retaining wall within the Municipal Right-of-Way on June 20, 2013.

****PARTIALLY APPROVED & HEARD ON JULY 3, 2013 – CARRIED FOR FURTHER REVIEW OF DAVIS AVENUE SIGN – NO FURTHER NOTICE REQUIRED FOR THIS HEARING****

****PLANS FOR THE 81 DAVIS AVENUE SIGN WERE NOT SUBMITTED; THEREFORE THIS APPLICATION IS BEING CARRIED TO _____****

- c. **ZB13/06** – Jersey Shore University Hospital (B3000/L1.01, 1.02, & 8) – 1945 Corlies & 81 Davis Aves - Applicant proposing to install six wall mounted signs and two freestanding signs across 3 separate lots.

****NEW** APPLICATION TO BE CARRIED TO JANUARY 8, 2014 – NOTICE WILL BE REQUIRED FOR THE MEETING AS NOTICE WAS NOT PROVIDED FOR THIS MEETING OF OCTOBER 2, 2013.**

- d. **ZB13/11** – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 - Intersection of Memorial Drive and Seventh Ave – Seeking Preliminary and Final Site Plan approval for residential development consistent with previous ZBA Use Variance relief granted January 30, 2013.

V. Adjournment:

- a. Next scheduled hearing will be November 6, 2013.
- 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.

****CARRIED TO THIS DATE FROM 7/3/13****

ZB13/06 – Jersey Shore University Hospital – Block 3000, Lots 1.01, 1.02, & 8 - 1945 Corlies Ave. & 81 Davis Ave. - Applicant proposing to install six wall mounted signs and two freestanding signs across 3 separate lots.

Previously Enclosed: Variance application
 Zoning Officer’s Permit Denial (3 separate)
 Witness List & Exhibit List
 Plans & Details (13 sheets)
 Comments: Neptune Fire Prevention Bureau (June 20, 2013)
 Neptune Township Traffic Bureau (June 13, 2013)

BOARD NOTES:

Applicant was granted approval for the signs located at 1945 Corlies Avenue; however, the Applicant was required to return to the Board with revised plans for the proposed signage at 81 Davis Avenue.

**THIS APPLICATON IS NOW BEING CARRIED TO _____ AS REVISED PLANS
WERE NOT SUBMITTED AT LEAST 10 DAYS PRIOR TO THIS HEARING.**

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__
Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__ Johnson alt 4__

ZB13/11 – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 - Intersection of Memorial Drive and Seventh Ave – Seeking Preliminary and Final Site Plan approval for residential development consistent with previous ZBA Use Variance relief granted January 30, 2013.

BOARD NOTES:

NO NOTICE PROVIDED FOR THIS MEETING & RECEIVED WRITTEN REQUEST TO CARRY.

APPLICATION CARRIED TO JANUARY 8, 2013 – MUST PROVIDE NOTICE.

Motion offered by _____ to be moved and seconded by _____

Bascom __ Dunlap__ Frantz __ Gilligan__ Healy__ Sears__ Eichenour __

Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__ Johnson alt 4__