



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday, October 5, 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 #2)  
William Frantz  
James Gilligan, 1<sup>st</sup> Vice Chair

Dianna Harris  
Thomas Healy  
Frances Keel (Alternate #1)  
Christina Schuetz (Alternate #3)

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. **ZB16/03 – Kathryn Cleary & Michael Farina** – Block 232, Lot 9 – 45-47 Abbott Avenue (Ocean Grove)

*Those Eligible to Vote:* William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, and Paul Dunlap

- b. **ZB15/10 – Brian Hegarty** – Block 5202, Lot 11 (formerly known as Block 439, Lots 28 & 29) – 5 Cliffwood Drive.

*Those Eligible to Vote:* Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, and Paul Dunlap

**V. Waiver Hearings:**

- a. **ZB16/17 – Gilman Circle, LLC (Solve It Sherlock)** – Block 802, Lot 34 – 708 Highway 35 – Applicant is seeking a Use Variance to add an Indoor Recreation Use. 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 September 13, 2016 by Matt Shafai, PE – Board Engineer. Applicant is represented by Jeffrey A. Donner, Esq.

**VI. 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 LATER DATE.**
- b. **ZB16/12 – Morris Zagha** – Block 1004, Lot 4 – 37 Highway 35 (Rugarama) – Applicant is seeking an Appeal of the Zoning Officer’s Decision with regard to proposed use.
- c. **ZB16/07 – Syed Brothers (Gulf)** – Block 4104, Lot 15 – 3655 Highway 33 – Use Variance and Preliminary and Final Major Site Plan. Applicant had a waiver hearing on June 1, 2016 at which time certain waivers were granted. Applicant is represented by Mark A. Steinberg, Esq.

**VII. Adjournment:**

- a. Next scheduled meeting will be a Regular Meeting on **Wednesday, November 2, 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\*\***

**ZB16/17 – Gilman Circle, LLC (Solve It Sherlock)** – Block 802, Lot 34 – 708 Highway 35 – Applicant is seeking a Use Variance to add an Indoor Recreation Use. 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 September 13, 2016 by Matt Shafai, PE – Board Engineer. Applicant is represented by Jeffrey A. Donner, Esq.

Enclosed: Correspondence from Jeffrey A. Donner, Esq. (9/15/16)  
Completeness Checklists and Applications (Received 8/24/16)  
Zoning Permit Application (7/8/16)  
Zoning Permit Denial (7/8/16)  
Beacon Planning and Consulting Services Report (8/10/16)  
Plat of Survey (8/23/16)

Correspondence: Board Engineer’s Review (9/13/16)  
Neptune Township Traffic Bureau (8/30/16)

**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) \_\_\_\_\_

**\*\*NOTICE NOT PROVIDED – RECEIVED REQUEST TO ADJOURN AND CARRIED TO THIS DATE – RECEIVED ADDITIONAL REQUEST DATED SEPTEMBER 22, 2016 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 \_\_\_\_\_ – NOTICE WILL BE REQUIRED FOR THIS NEW DATE.**

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) \_\_\_\_\_



