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Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday, December 4, 2013 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Blvd.

ATTENDANCE:

Present: Barbara Bascom, Paul Dunlap, David Fernicola, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Cynthia Suarez, Roger Eichenour, Monica Kowalski, Esq. – Board Attorney, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Clifford Johnson, Matt Shafai, PE – Board Engineer

OPENING:

Meeting called to order by Chairman Roger Eichenour at 7:30 PM. Monica Kowalski, Esq. advised the public of the fire exits and how the meeting will proceed. An announcement is made that the Board will take a recess to attend executive session.

EXECUTIVE SESSION: 7:35 PM – 7:52 PM – Board returns and all members are still present.

RESOLUTIONS:

None.

DISCUSSIONS:

- a. **ZB12/06** - Gary Edwards – Block 9017 Lot 9, 17 Princeton Ave (reconstructed barn/garage) – Represented by Peter Bass, Esq.

****ADJOURNED TO THIS DATE FROM 8/7/13 – NOTICE REQUIRED ** - NOTICE NOT PROVIDED – Request received from Applicant’s Attorney to adjourn – Adjourned to April 2, 2014 with notice being required and contingent upon the Applicant submitting outstanding escrow fees by January 30, 2014. Should fees not be received application will be administratively dismissed.**

- b. **ZB13/15** – William Taylor – Block 15, Lot 764 - 9 Broadway (Ocean Grove) – requesting height variance for 3 stories where 2.5 stories are permitted.

****NEW** - NOTICE NOT PROVIDED – Requested received to adjourn application – Application adjourned to April 2, 2014 and public notice is required.**

- c. **ZB13/09** – Atifaq Corporation (Gas Plus Speedy Mart), 1800 Highway 33 (B282/L1-5) – proposing to convert existing building onsite into convenience store. Represented by Jennifer S. Krimko, Esq.

****CARRIED TO THIS DATE FROM 9/4/13 – NO NOTICE REQUIRED** - Received request to adjourn from Applicant’s Attorney – Adjourned to April 2, 2014 – no further notice required.**

- d. **ZB13/05** – Block 1501, Lot 1 - #3705 Highway 33 (Jumping Brook Shopping Center) - submitted by Dollar Tree - Applicant is proposing 2 wall-mounted signs that exceed maximum number of signs permitted as well as the square footages permitted. Applicant is represented by Gary N. Smith, Esq.

Gary Smith, Esq. – provide summary of variances requested by the Applicant.

Timothy Olsen of Forman Sign Company is sworn in and provided testimony with regard to the existing temporary sign on the building façade as well as the proposed signs being requested.

Jennifer Beahm, Board Planner, requests if additional exhibits are available showing existing conditions on the site in order to make a more informed decision.

No exhibits are available at this time.

Jennifer Beahm, Board Planner, requests if the Applicant has a Professional Planner available this evening in order to provide testimony with regard to the requested variances/signage as there are certain criteria which need to be met in order to grant the requested variance. An Applicant cannot request a variance based upon “because I want it”.

No Planner available at this hearing.

Gary Smith, Esq. requests an adjournment in order to provide the Board with appropriate exhibits and provide a Professional Planner to provide the necessary testimony.

The Board agrees to carry the application to the March 19, 2014 meeting date with no further notice being required.

ADJOURNMENT:

A motion was made to adjourn at 8:20 PM. The next meeting of the Zoning Board of Adjustment will be a Re-Organization Meeting on January 8, 2014 at 7:30 PM which will be followed by a Regular Meeting at the conclusion of the Re-Organization. Said meetings are to be held at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor. All in favor.

Minutes submitted by Kristie Armour, Administrative Officer.