



Neptune Township ~ Zoning Board of Adjustment
Wednesday December 5, 7:30 P.M.
Township Meeting Room 2nd Floor

Where Community, Business & Tourism Prosper

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 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.

Roll Call:

Ms. Barbara Bascom
Mr. James Gilligan

Mr. Paul Dunlap
Mr. Thomas Healy
Chairwoman Ms. Robin Price-Marshall

Mr. Roger Eichenour
Mr. Joe Sears

Alternates:

Ms. Cynthia Suarez alt 1
Mr. William Johnson alt 3

David Fernicola alt 2
Ms. Dianna Harris alt 4

Also Present:

Monica Kowalski, Esq attorney to the Board
Matt Shafai PE Board Engineer
Jennifer Beahm, Board Planner

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at rhavey@neptunetownship.org. Thank You.



1. Roll call and flag salute

2. Resolutions to be memorialized:

ZBA12/23 James and Judith Doyle, 405 Forest Drive, bulk variance to construct a 12x24' deck and a 9x10' deck with two 3x3' landings/stair areas along the rear; side yard setback of new deck will be 5'9" where 10' is required. Block 437 Lot 48

Motion offered _____ moved and second by
Bascom__ Dunlap__ Gilligan__ Suarez __ Fernicola__ Johnson__ Price-Marshall__

ZBA12/24 Elizabeth Staub/Susan Check, 93 Mt. Tabor Way Ocean Grove, granted to allow a use and setback variance to construct a 69 sqft addition to the existing two family dwelling; alterations shall include but not limit to converting an existing ground floor enclosed entry area into living space for the 2 bedroom rear unit and construction a 2nd floor addition for the rear unit. Block 91 Lot 67.

Motion offered _____ moved and second by
Bascom__ Dunlap__ Gilligan__ Suarez__ Fernicola__ Johnson__ Price-Marshall__

ZBA12/25 Chase Partners LLC, Hwy 66 and Jumping Brook Road – Bifurcated application to grant the use and height variance, applicant will return with preliminary and final site plan approval along with any bulk variances necessary.

Motion offered by _____ moved and second by
Bascom__ Dunlap__ Eichenour__ Gilligan__ Sears__ Suarez__ Price-Marshall__

3. Applications under consideration for this evening:

ZBA 12/06 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.

ZBA 12/05 Block 8000 Lot 3 submitted by Rick Brodsky Esq for Sergio Louro of 3118 West Bangs Ave applicant is proposing to replace the existing fire-damaged 3 car garage with new garage consisting of 875 sqft.

ZBA11/25Continued hearing of the application submitted by 509 Memorial Drive Partners LLC, Block 163 Lots 52thru 59 for property located at 509 Memorial Drive, seeking s use variance to convert a vacant building into 48 apartment units. Revised plans submitted.

4. With no further business before the Board a motion to adjourn was offered by _____ moved and second by _____ meeting closed at _____ PM.

Next scheduled hearing will be January 11th, 2013.

ZB11/25 – 509 Memorial Drive Partners LLC, Block 163 Lots 53 thru 59, known as 509 Memorial Drive. Application was submitted by Kenneth Pape Esq., applicant is seeking a use variance to renovate The existing S.S. Adams building, currently vacant into 48 residential units. Proposal before the board for review will include 21 single bedroom units, 27 two bedroom units, bulk variance relief to provide 72 on site parking stalls on site.

- Enclosed: Application with taxes verified
- Schedule of variances requested by applicant
- Copy of zoning permit denial 10/28/1010
- Letter dated 10-13-2011 signed by Peter W. Strong regarding check list items
- Cursory Wetland Investigation Report – Crest Engineering Assoc. Inc. 6-17-10
- Preliminary stormwater analysis – Crest Engineering Assoc 10-2011
- Traffic Impact Analysis prepared by McDonough & Rea Assoc Inc. 9-2-11
- Reduced copy of the survey
- Copy of plans prepared by Barton Partners AIA – 6 sheets dated 08-19-10

Witness List as submitted:

- Lorali Totten PE Crest Engineering 100 Rike Dr, Millstone NJ 08535
- Bob Cogan AIA, Barton Partners 700 E Main Street, Norristown Pa 19401-4122
- Julie L. Boucek Landscape AIA, Melillo & Bauer 2399 Hwy 34 Bldg D3, Msq NJ 08736
- John Rea PE, Traffic Engineer. Mc Donough & Rea, 1431 Lakewood Rd Ste C Msq NJ
- James Higgins, PP 823 West Park Ave, Ocean NJ 07712

Board notes: Mr. Richard Tilton Esq attorney present

Roll Call:

Those present: Barbara Bascom; Paul Dunlap; James Gilligan, Thomas Healy, Joe Sears, Chair Robin Price-Marshall
Alternates: Cynthia Suarez alt 1, William L. Johnson Jr. alt 4

Absent: Roger Eichenour, David Fernicola alt 2, Dianna Harris alt 3
Revised plans have been submitted for board consideration, along with letter dated 11-14-12
New report prepared by Matt Shafai 11-19-12 enclosed

Jennifer Beahm will be under separate cover

Board notes:

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Based on revised plans Motion offered by _____ moved and second by _____
Bascom___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___ Price-Marshall___
Alternates: Suarez alt 1 ___ Fernicola alt 2 ___ Johnson Sr. alt 3 ___ Harris alt 4 ___