



*Where Community, Business & Tourism Prosper*

**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday, December 7, 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  
Anthony Rodriguez, PP, AICP - Board Planner

## II. Flag Salute

## III. Correspondence:

- a. Draft meeting dates for 2016.

## IV. Resolutions to be memorialized:

- a. **ZBA#16/31 – Resolution of Approval – Bulk Variances - Gilbert Unger** – Block 4215, Lot 6 – 9 Pine Brook Drive

*Those Eligible to Vote:* Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Frances Keel, Christina Schuetz, and James Gilligan

- b. **ZBA#16/32 – Resolution of Approval – Bulk Variances - Michael Bondurant** – Block 5213, Lot 12 – 37 Pinewood Drive

*Those Eligible to Vote:* Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Frances Keel, Dr. James Brown, and James Gilligan

- c. **ZBA#16/33 – Resolution of Approval – Use Variance - Gilman Circle, LLC (Solve It Sherlock)** – Block 802, Lot 34 – 708 Highway 35

*Those Eligible to Vote:* Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Dr. James Brown, and James Gilligan

## V. Applications under consideration for this evening:

- a. **ZB16/08 – Judy Dorsey** – Block 2914, Lot 1 – 120 Green Grove Road – Applicant has submitted an application for Bulk Variance for the construction of an 8-foot solid fence across a portion of the rear yard area. **Notice was not provided for this meeting date. The Applicant has requested this matter be adjourned to the March 2017 meeting and proper notice will be provided for the new hearing date.**
- b. **ZB16/19 – Sprout Health, LLC** – Block 114, Lot 12 – 8 Ocean Avenue – Applicant has submitted an application for Use Variance to utilize an existing 18 guest room hotel, open to the general public as a 17 guest room hotel, not open to the general public. Applicant is represented by Jennifer S. Krimko, Esq. **Notice was not provided for this meeting date. Ms. Krimko has requested this matter be adjourned to the February 2017 meeting date and proper notice will be provided for the new hearing date.**
- c. **ZB16/15 – Kent & Karen Savis** – Block 278, Lot 7 – 93 Stockton Avenue (Ocean Grove) – Applicant is seeking a bulk variance for front yard setback with regard to retaining wall, stairs, and front porch. Applicant was partially heard on November 2, 2016.

- d. **ZB16/07 – Syed Brothers (Gulf)** – Block 4104, Lot 15 – 3655 Highway 33 – Use Variance and Preliminary and Final Major Site Plan. Applicant had bifurcated their application and will be heard on the proposed rental truck use this evening. Applicant has already been approved for the Canopy and Sign Portion of the application. Applicant had a waiver hearing on June 1, 2016 at which time certain waivers were granted. Applicant is represented by Mark A. Steinberg, Esq.
- e. **ZB16/21 – Asbury Car Wash** – Block 802, Lot 35 – 707 Highway 35 – Applicant is seeking bulk variances for multiple signs. Applicant is represented by Robert K. Marchese, Esq.

**VI. Adjournment:**

- a. Next scheduled meeting will be our **Re-Organization Meeting and a Regular Meeting on Wednesday, January 4, 2017 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.

**ZB16/08 – Judy Dorsey** – Block 2914, Lot 1 – 120 Green Grove Road – Applicant has submitted an application for Bulk Variance for the construction of an 8-foot solid fence across a portion of the rear yard area.

Previously Enclosed

w/July 6, 2016

Agenda Package: Checklist and Application for Bulk Variance (Received 6/1/16)  
Zoning Permit Denial (4/19/16)  
Reduced Survey of Property (10/26/15)  
Copy of Deed (5/13/99)

BOARD NOTES:

**RECEIVED VOICEMAIL REQUESTING TO CARRY TO MARCH 2017 MEETING. NOTICE WILL BE REQUIRED FOR THE NEW HEARING 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) \_\_\_\_

**ZB16/19 – Sprout Health, LLC** – Block 114, Lot 12 – 8 Ocean Avenue – Applicant has submitted an application for Use Variance to utilize an existing 18 guest room hotel, open to the general public as a 17 guest room hotel, not open to the general public. Applicant is represented by Jennifer S. Krimko, Esq.

- Enclosed:
- Checklist and Application for Use Variance (Received 9/8/16)
  - Zoning Permit Denial (9/15/16)
  - Assignment of Lease (3/7/01)
  - Traffic and Parking Impact Report (8/16/16)
  - Community Impact Statement (8/2016)
  - Survey of Property (1/8/16)
  - Reduced Copy of Architecturals (8/10/16)

BOARD NOTES:

**RECEIVED E-MAIL REQUEST FROM JENNIFER KRIMKO, ESQ. TO ADJOURN TO FEBRUARY 2017 MEETING. NOTICE WILL BE REQUIRED FOR THE NEW HEARING 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) \_\_\_\_





