



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday February 6, 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 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 :

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|--|------------------------------------|
| Mr. Roger Eichenour, Chairperson | Ms. Cynthia Suarez (Alternate # 1) |
| Mr. James Gilligan, 1 st Vice Chairperson | David Fericola (Alternate # 2) |
| Mr. Paul Dunlap, 2 nd Vice Chairperson | Ms. Dianna Harris (Alternate # 3) |
| Ms. Barbara Bascom | |
| Mr. Thomas Healy | |
| Mr. Joe Sears | |

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

II. Resolutions to be memorialized:

a.

III. Applications under consideration for this evening:

****Previously carried from 1/9/13 – Being Carried to 4/3/13 – IMPROPER NOTICE MUST RE-NOTICE****

a. **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;

****Previously carried from 1/9/13****

b. **ZBA 12/15** 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 sq. ft.;

****Being Carried to 2/20/13 due to improper notice****

c. **ZBA 13/02** Block 1500 Lots. 23.04&23.05 Chase Partners for Jumping Brook Rd & Route 66 current vacant property, proposing multi-family residential and retail.

****Previously carried from 1/30/13****

d. **ZBA 12/10** Block 1006, Lot 1 CBS Outdoor Inc. for 2990 Route 66, current self storage facility and multi-message tri-vision billboard sign, proposing multi-message digital billboard sign of same dimensions.

IV. Adjournment:

e. Next scheduled hearing will be February 20, 2013.

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

ZBA 12/06 Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Ave, applicant failed to obtain zoning approval to rebuild an existing garage/barn. "secondary building is an old barn, 3 bays on ground level, expansion use of barn, cars continue to be on the ground level, keeping 3 bays; second story addition is to be used for recreation; loft area to be used for storage.

- Enclosed: Application with taxes verified
 Copy of zoning denial
 Barn Story prepared by homeowner
 Copy of survey
 Drawings of Edward's residence
 Drawings of barn
 Photos barn renovations
 Comments from: Neptune Public Works
 Reports prepared by: Matt Shafai of Leon S. Avakian
 Jennifer Beahm, of CME

Board notes:

CARRIED TO APRIL 3, 2013 – IMPROPER NOTICE – MUST RE-NOTICE

-Motion offered by _____ to be moved and second by _____
Bascom ___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___
Alternates: Suarez alt 1 ___ Fernicola alt 2___ Harris alt 3___

ZBA12/15 Block 8000 Lot 3 submitted by Rick Brodsky Esq for Sergio and Monica Lauro of 3118 West Bangs Avenue, applicant is seeking approval to rebuild a 3 car garage that was damaged by fire. New 3 car garage will consist of 875 sqft.

- Enclosed:
- Application with taxes verified
 - Copy of zoning denial 5-23-12
 - Reduced copy of survey prepared by Charles Bell 7-8-02
 - Construction drawing for the new 3 car detached garage to replace fire damaged one.
 - Comments from Tax Assessor B Haney 8-29-12
 - Neptune Public Works 9-12-12

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

ZB13/02 – Block 1500 Lots. 23.04&23.05 Chase Partners for Jumping Brook Rd & Route 66 current vacant property, proposing multi-family residential and retail.

Enclosed: Application with taxes verified
Schedule of variances requested by applicant
Copy of zoning permit denial
Copy of the survey
Comments from:

Board notes:

CARRIED TO FEBRUARY 20, 2013 – ERROR IN NOTICE

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Motion offered by _____ to be moved and second by _____
Bascom ___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___
Alternates: Suarez alt 1 ___ Fernicola alt 2___ Harris alt 3___

