



**Neptune Township ~ Zoning Board of Adjustment**  
**Regular Meeting Agenda**  
**Wednesday March 6, 2013 - 7:30 P.M.**  
**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 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 adhere 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 salute :**

|  |                                    |
|--|------------------------------------|
| Mr. Roger Eichenour, Chairperson                     | Ms. Cynthia Suarez (Alternate # 1) |
| Mr. James Gilligan, 1 <sup>st</sup> Vice Chairperson | David Fernicola (Alternate # 2)    |
| Mr. Paul Dunlap, 2 <sup>nd</sup> 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. **ZB12/15** - Block 8000, Lot 3 – Sergio and Monica Louro - #3118 West Bangs Avenue – for Use Variance approval to construct a 25’ by 35’ by 16’ (875 s.f.) detached 3-car garage in the rear yard, 7 feet from the side yard setback, but said setback shall be adjusted to 10 feet to conform to the Ordinance from the side property line in the same general location to replace an existing fire-damaged 3 car garage.  
*Motion to accept offered by James Gilligan moved and seconded by Joe Sears*  
*Yes Votes: Barbara Bascom, Roger Eichenour, James Gilligan, Thomas Healy, Joe Sears, Cynthia Suarez, David Fernicola*
  
- b. **ZB12/18** – Block 99, Lot 913 – Robert Scott and Debra Francis-Scott - #110 Embury Avenue – for Variance approval to re-construct their front porch with an additional 2 foot variance moving forward towards the sidewalk to increase the depth of the porch which will bring the porch 2.52 feet from the setback and would make the steps 1.6 feet from the property line and the porch 3.1 feet from the property line in violation of the average front yard setback on a “key” structure as designated by the Historic Preservation Commission for Ocean Grove, Neptune Township.  
*Motion to deny offered by Barbara Bascom moved and seconded by Cynthia Suarez*  
*Yes Votes: Barbara Bascom, Paul Dunlap, James Gilligan, Thomas Healy, Roger Eichenour, Cynthia Suarez, David Fernicola*
  
- c. **ZB13/02** – Block 1500, Lots 23.04 & 23.05 – Chase Partners, LLC – Jumping Brook Road and Route 66 – for Preliminary and Final Site Plan approval for a Mixed Use Development consisting of an 8,000 s.f. retail component and 272 multi-family residential units.  
*Motion to accept offered by Cynthia Suarez moved and seconded by Paul Dunlap*  
*Yes Votes: Barbara Bascom, Paul Dunlap, James Gilligan, Thomas Healy, Roger Eichenour, Cynthia Suarez, David Fernicola*

**III. Applications under consideration for this evening:**

**\*\*Partially heard and carried from 1/30/13\*\***

- a. **ZB12/14** - Block 267.02, Lots 362-391 and Block 266, Lot 39 – Neptune Boulevard, Taylor Avenue & Harding Avenue - submitted by Meridian Health Realty/PRC - applicant is proposing to construct 50 units of senior housing with site work.

**\*\*NEW\*\***

- b. **ZB12/21** – Block 1500, Lots 1, 2, 3, 20, 21, & 22 – Hovchild Boulevard – submitted by Hovsons, Inc. – Proposing 312 apartments units with amenities and a 10,000 SF restaurant/retail use on a vacant property

**REQUEST RECEIVED TO ADJOURN UNTIL APRIL 3<sup>rd</sup> – NO FURTHER NOTICE REQUIRED - \*\*NEW\*\***

- c. **ZB12/20** – Block 1007, Lot 33 - #712 Highway 35 – submitted by Hair City – Proposing commercial retail sale of hair, beauty, & salon products.

**IV. Adjournment:**

- a. Next scheduled hearing will be April 3, 2013.
  
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.



**ZB12/21** - Block 1500, Lots 1, 2, 3, 20, 21, & 22 – Hovchild Boulevard - submitted by Hovsons Inc., proposing 312 apartments with amenities and 10,000 SF retail on a vacant property.

- Enclosed: Zoning Permit Application 1-3-13
- Zoning Permit Denial 1-14-13
- Variance Application 12-10-12
- Completeness Checklist – Application for Development 1-4-13
- Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. 12-5-12
- Copy of Deed 2-28-86
- Overall Variance Map dated 9-13-12, unrevised (signed 12/7/12)
- Architectural Plans prepared by Cozzarelli Cirminiello Architects, LLC dated 12-13-12
- Boundary & Topographic Survey prepared by FWH Associates, PA dated 9-17-12
- Overall Variance Map dated 9-13-12, unrevised (signed 1/4/13)
- Exhibit List 3-6-13
- Witness List 3-6-13
- Correspondence from: Board Engineer 12-27-12
  - Board Engineer 1-16-13
  - Board Planner 2-25-13
  - DPW – NO COMMENTS 2-20-13
  - Neptune Township Police Dept. Traffic Bureau 2-20-13
  - Environmental/Shade Tree Commission 2-15-13

Board notes:

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Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_ .

Bascom \_\_ Dunlap\_\_ Gilligan\_\_ Healy\_\_ Sears\_\_ Eichenour\_\_

Alternates: Suarez (Alt 1) \_\_ Fernicola (Alt 2)\_\_ Harris (Alt 3)\_\_

**ZB12/20** – 1007, Lot 33 – Hair City, Inc. – 712 Highway 35 - Proposing commercial retail sale of hair, beauty, & salon products.

- Enclosed: Completeness Checklist – Application for Development 11-27-12
- Variance Application with Letter of Explanation 11-21-12
- Zoning Permit Denial 10-1-12 with Zoning Permit Application 9-25-12
- Supplemental Letter of Explanation with Photos 12-4-12
- Survey of Property prepared by Robert S. Yuro Associates, Inc. dated 6-30-06
- Insite Engineering Response Letter (2-4-13) to Leon S. Avakian Letter (12-26-12)
- Use Variance Plan prepared by Insite Engineering dated 2-4-13
- Witness List/Exhibit List 2-21-13
- Correspondence From:
  - Board Engineer 12-26-12
  - Board Engineer 2-22-13
  - Board Planner 2-26-13
  - Environmental/Shade Tree Commission 2-15-13
  - DPW – NO COMMENTS 2-20-13
  - Neptune Twp. Police Dept. Traffic Bureau 2-25-13

Board notes:

**REQUEST TO ADJOURN UNTIL APRIL 3<sup>rd</sup> MEETING – NO NOTICE REQUIRED**

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Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_ .

Bascom \_\_ Dunlap\_\_ Gilligan\_\_ Healy\_\_ Sears\_\_ Eichenour\_\_

Alternates: Suarez (Alt 1) \_\_ Fernicola (Alt 2)\_\_ Harris (Alt 3)\_\_