



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, January 6, 2016 at 8:03 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, Dr. James Brown, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP – Board Planner, Matt Shafai, PE – Board Engineer, George Waterman – Zoning Officer, and Torro Reporting, LLC

Absent: Joe Sears and Carol Rizzo

OPENING: Meeting called to order by Chairman Paul Dunlap at 8:03 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: Monica Kowalski, Esq. suggested the Board Members read the article starting on Page 3 of The New Jersey Planner November/December 2015 issue which has been distributed.

RESOLUTIONS MEMORIALIZED:

ZBA#16/07 – Resolution of Approval – Terrence & Joann Concannon – Block 5306, Lot 4 – 110 Beverly Way

ZBA#16/08 – Resolution of Approval – 590 Memorial Drive Partners, LLC – Block 413, Lot 4 – 509 Memorial Drive

ZBA#16/09 – Resolution Granting Appeal of Zoning Officer’s Decision – NYSMSA d/b/a Verizon Wireless – Block 2201, Lot 4 – Girard Ave

DISCUSSIONS:

ZB15/08 – Kurt Cavano – Block 209, Lot 3 (formerly known as Block 36, Lots 1585, 1587, & 1583.02) – The Zoning Board Previously approved the construction of a new, three-story structure which will contain commercial/retail/restaurant in the basement, first floor, and part of the second floor and six (6) residential apartment units on the second and third floors. Applicant seeks approval to utilize a portion of the basement as a "Maker Space" as described in the submitted information package. Represented by Jennifer S. Krimko, Esq.

Received request from Jennifer S. Krimko, Esq. to adjourn this matter to May 4, 2016. Notice will be provided for the May 4, 2016 hearing date.

ZB15/02 – Irma Rojas – Block 3401, Lot 46 (formerly known as Block 7000, Lot 23) – 27 Hillview Drive – Applicant has submitted to the Board to remediate building coverage and lot coverage which currently exceed the permitted percentages per Ordinance. Represented by Pasquale Menna, Esq.

Pasquale Menna Esq. – summarized current application.

There is a proposed reduction by removing the gazebo as well as some of the ceramic tile being replaced.

Jennifer Beahm, PP – expresses disappointment in the proposed reductions as it was not what was discussed at the last hearing.

Charles Gilligan, PE – qualified and accepted by the Board. Mr. Gilligan discussed the plan prepared 12-23-15 with regard to reduction in coverage.

Meeting open to the public – No public appeared.

It is decided by the Board and agreed to by Applicant's Attorney to carry the application with no further notice being required to the May 4, 2016 meeting. Revised plans will be provided at least 10 days prior to said hearing date.

****THE BOARD TAKES A SHORT RECESS AND RETURNS AT 8:52 PM – ALL MEMBERS STILL PRESENT****

ZB14/18 – El Properties, Inc. (Parkway 100) – Block 3903, Lot 4 (formerly known as Block 10017, Lot 5 and part of Lot 5.01) – Applicant proposes to continue the use of the property as a mixed-use, light industrial corporate park including light manufacturing and assembly, laboratory, research and development, warehouse and distribution and office uses in this C-1 Zone. Represented by Andy S. Norin, Esq.

Mr. Norin summarizes the prior hearing and the letter indicating the specific uses being sought.

Christine Nazzaro-Cofone, PP, AICP – Accepted by the Board. Ms. Cofone presents requested uses vs. Hospital Overlay uses and how the impact would not be much different.

The requested uses are debated between Jennifer Beahm, PP, AICP and Christine Nazzaro-Cofone, PP, AICP.

Ms. Beahm takes issue with the fact that the uses being requested are too broad and the current site is fully tenanted at this time, so not sure why the process for new tenants should be circumvented for this applicant by granting

Ms. Cofone agrees to provide a more limited list of proposed uses to be presented to the Board at a later date.

The Board and the Applicant's Attorney agree to adjourn this application to June 1, 2016 in order to provide a more specific list. No further notice is required for the June 1, 2016 meeting.

ADJOURNMENT:

A motion was made by William Frantz and seconded by James Gilligan to adjourn at 10:04 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, February 3, 2016 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.