



Where Community, Business & Tourism Prosper

Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday January 30, 2013 at 7:30 PM
Municipal Complex, 2nd Floor
25 Neptune Blvd.

ATTENDANCE:

Present : Barbara Bascom, Roger Eichenour, Paul Dunlap, David Fernicola, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Matt Shafai Board Engineer, Jennifer Beahm Board Planner and State shorthand Reporting.

Absent : No one

OPENING:

Meeting called to order by Roger Eichenour at 7:35 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS MEMORIALIZED:

The following elections were made and approved;

Resolution-Appointing chairperson Roger Eichenour; 1st Vice Chair James Gilligan ; 2nd Vice Chair Paul Dunlap and Board Professionals Leon S Avakian, Engineer, Jennifer Beahm, Planner and Monica Kowalski as the board's attorney.

Moved by Joe Sears and seconded by James Gilligan. Motion was adopted by everyone present.

ZB 12/19- Block 332.01 Lot 2.01 Frank Sutphin 215 Green Grove Rd for relief for garage floor area and garage building.

Moved by Joe Sears and seconded by Paul Dunlap. Motion was adopted by everyone present.

ZB11/25- Block 163, Lots 53-59 509 Memorial Drive, for use variance relief to renovate the existing SS Adams building to create and contain no more than 44 residential units...

Moved by James Gilligan and seconded by Joe Sears. Motion was adopted by everyone present.

***Mr. Eichenour asks for a small Recess at 7:40pm so the board can take a small break and discuss some issues.

Board returns at 8:05pm, Secretary does the roll call and all members are still present.

DISCUSSIONS:

Application **ZB12/10 Block 1006 Lot 1**, was previously carried and requested to be carried to the February 6th meeting due to improper Notice.

Application **ZB 12/14 Block 266 Lot 39**, Meridian Health Realty, proposing to construct 50 units of senior housing with site work. Peter Falvo approaches board and summarizes application and advises that their engineer and planner will come up and answer any questions. Also present is Paul Cavelry, the Executive Director for the Township of Neptune Housing Authority that briefly describes his intake on the application.

Roger Eichenour asks for a 5 minute recess at 9:35pm and we return at 9:45. Secretary does the roll call and all members are still present.

We continue with **ZB12/14** applicant is not fully prepared , they ask to be carried to the March 6th meeting. No public comments. Board agrees for applicant to be carried with no further notice needed.

Board and Mrs. Kowalski, attorney would like Mr. Waterman the Zoning Officer, that when he processes a Zoning Denial to please include what the denial is based on, reference to the Ordinance and also the Ordinance section number should be included. It would be more helpful to the Board and to the Professionals.

ADJOURNMENT

Motion to adjourn at 10:40 p.m. and to have the next meeting on February 6th made by Paul Dunlap and seconded by Thomas Healy. All in favor.

Minutes submitted by Carina Santos, Acting Secretary.