



Where Community, Business & Tourism Prosper

Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday February 20, 2013 at 7:30 PM
Municipal Complex, 2nd Floor
25 Neptune Blvd.

ATTENDANCE:

Present: Barbara Bascom, Roger Eichenour, David Fernicola, James Gilligan, Dianna Harris, Thomas Healy, Paul Dunlap, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Trevor J. Taylor - Board Planner, and State Shorthand Reporting.

Absent: Joe Sears

OPENING:

Meeting called to order by Roger Eichenour at 7:40 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS MEMORIALIZED:

None.

DISCUSSIONS:

Application **ZB12/18, Block 99 Lot 913 - #110 Embury Avenue – Ocean Grove - Robert & Debra Scott** for front porch extension – front yard setback variance required. Testimony provided by Debra Scott with regard to her findings in researching the history of her home. Mrs. Scott stated the porch she is seeking to extend is in need of repair and she is willing to work with the HPC as far as their requirements with regard to building materials, etc. The Scott's purchased this home in 2007. Mrs. Scott stated she does not know the exact dates of when previous alterations were performed to the home. Trevor Taylor inquired whether the porch will wrap around the house or just extend frontward. Mrs. Scott indicated that she would like to extend frontward only. Mrs. Scott explained setback survey submitted. Average setbacks were discussed amongst the Board. Monica Kowalski stated the Zoning Officer is seeking the average setback per the denial issued. Wesley Kain, Esq. of the HPC commented on the Scott's proposal. Deborah Osepchuk, Chairperson of the HPC testified as to "key" structures and confirmed the Scott's home is one of the "key" structures in Ocean Grove. She also discussed details of the home and proportion of the home. Photo provided by Mr. Scott marked as Exhibit A-1. Maryanne Bonavita of #114 Embury Avenue spoke in support of the Scott's application. Jane Johnson (neighbor across the street) commented in support of the application. Kristen Matteo of #104 Embury Avenue commented on key structures and states the Scott's

porch is not useable and supports the application. Angela Huizinga of #108 Embury Avenue states she is the previous owner of the Scott's home and agrees the porch is not useable and supports their application to extend the front porch. Wesley Kain, Esq. commented on historical value and national status and strongly urges the Board to deny this application. Mr. Gilligan suggested the applicant withdraw the application. Monica Kowalski explained to the Board their duty is to make a decision on the current application before the Board.

Motion to DENY offered by Barbara Bascom and seconded by Cynthia Suarez

YES: Barbara Bascom, Paul Dunlap, James Gilligan, Thomas Healy, Roger Eichenour, Cynthia Suarez, David Fernicola

NO: None.

ABSTAIN: None.

*****Chairman Eichenour asks for a small recess at 9:30 pm. Board returns at 9:40 pm, Secretary does the roll call and all members are still present.**

Application **ZB13/02 – Block 1500, Lots 23.04 & 23.05 – Jumping Brook Road & Route 66 – submitted by Chase Partners** – Preliminary and Final Site Plan for a Mixed Use Development. Jennifer Krimko, Esq. provided a description of the previous and current application before the Board. Exhibit list reviewed. Joseph Henrahan, PE testified on behalf of the Applicant and reviewed the Site Plan rendering with the Board. Hammer Engineering response letter to the Board Professionals was reviewed item by item. Jennifer Krimko, Esq. provided testimony with regard to the walking path and access to the clubhouse area. There was discussion with regard to providing an extra compactor on the site. The Chairman requested a poll on the provision of a second compactor or dumpster on the site. The Board Engineer directed the Applicant to amend their application to add a second dumpster. Thomas J. Brennan, Architect, reviewed color renderings Exhibits A-5 through A-7 and addressed Board's concerns. James Smith of Chase Partners addressed the Board's questions and concerns regarding the design and amenities of the proposed development. Mr. Healy expressed his concerns with the clubhouse size and thinks it should be larger. Jennifer Krimko, Esq. gave the Board a brief summary and requested they approve the application with proposed amendment of providing the additional dumpster.

Motion to APPROVE offered by Cynthia Suarez and seconded by Paul Dunlap

YES: Barbara Bascom, Paul Dunlap, Roger Eichenour, James Gilligan, Thomas Healy, Cynthia Suarez, and David Fernicola

NO: None.

ABSTAIN: None.

ADJOURNMENT:

Motion to adjourn at 11:20 p.m. and to have the next meeting on March 6th made by Paul Dunlap and seconded by Thomas Healy. All in favor.

Minutes submitted by Kristie Armour, Secretary.