



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, March 2, 2016 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

**Present:** William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Joe Sears, 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:** Barbara Bascom, Dr. James Brown, Paul Dunlap

**OPENING:** Meeting called to order by Vice Chairman James Gilligan at 7:30 PM. Vice Chairman Gilligan advised the public of fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:** None.

**DISCUSSIONS:**

**ZB15/17** – Robert E. Pettibone – Block 247, Lot 11 – 5 Broadway (Ocean Grove) – Applicant is seeking expansion of a nonconforming structure. Applicant had received prior approval from the Board on September 2, 2015; however, modifications were required to the plan which the Board based its original decision upon.

Applicant is represented by Jennifer S. Krimko, Esq.

Exhibit A-1 – Shore Point Architecture Site Plan (10/20/2015)

Received approval from the Board; however, HPC requested to expand the addition to balance out the appearance of the structure and reduce the balcony size which required the Applicant to come back before the Board of Adjustment.

Steve Carlidge, AIA – sworn in and accepted – described proposed changes to originally approved addition.

**Based upon the application submitted to the Board, William Frantz made a motion to approve the application for bulk variance relief, seconded by Thomas Healy:**

**Those who voted YES:** William Frantz, Dianna Harris, Thomas Healy, Joe Sears, Frances Keel, and James Gilligan

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Barbara Bascom, Paul Dunlap, and Dr. James Brown

**ZB15/03** – Metpark II, LLC – Block 421, Lot 1 – 700 Atkins Avenue – Applicant is seeking Amended Conditional Use Variance to replace three (3) outdated and deteriorated mobile home trailers with new trailers. The plan has recently been revised to now propose the replacement of one (1) trailer and eliminate one (1) of the existing trailers to accommodate a concrete masonry unit dumpster enclosure.

Applicant is represented by Jennifer S. Krimko, Esq.

**\*\*BOARD TAKES A BRIEF RECESS – BOARD RETURNS ROLL CALL TAKEN - ALL MEMBERS STILL PRESENT\*\***

Now proposing to replace 1 trailer which does not exacerbate any pre-existing, non-conforming condition.

David Boesch – Nelson Engineering – remains under oath.

Exhibit A-4 – Site Plan prepared by Nelson Engineering (revised through 2/17/2016)

A masonry dumpster enclosure is being proposed which will improve the existing non-conformity.

Jennifer Beahm – no issue with current proposal except the chain-link gate with slats on the dumpster enclosure. Applicant agrees to modify and provide something more aesthetically pleasing.

Matt Shafai – new plans have different size trailers than original plan.

David Boesch – survey crew from Nelson went and actually measured each of the trailers and the plan now depicts current sizes and locations of trailers and sheds on the site. Setbacks are still being based upon prior survey information.

Matt Shafai – indicates if this applicant is to return in the future a new updated survey with accurate information must be provided. Agreed to by Applicant's Attorney.

**Based upon the application submitted to the Board, the revisions made, and changes agreed to by the Applicant, Thomas Healy made a motion to approve the application as discussed, seconded by William Frantz:**

**Those who voted YES:** William Frantz, Dianna Harris, Thomas Healy, Joe Sears, Frances Keel, and James Gilligan

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Barbara Bascom, Paul Dunlap, and Dr. James Brown

**ZB14/02** – Thomas Clericuzio (Affordable Auto Sales) – Block 904, Lot 12 – 401 Highway 35 – Applicant is seeking to increase the number of parking spaces previously approved by the Board of Adjustment on May 6, 2009. Applicant is represented by Maurice Maloney, Esq.

**Received request from Maurice Maloney, Esq. to adjourn this application to July 6, 2016 with no further notice being required. Request is granted by the Board.**

**ZB15/10** – Brian Hegarty – 5202, Lot 11 (formerly known as Block 439, Lots 28 & 29) – 5 Cliffwood Drive – Applicant has submitted an application for a retaining wall requiring side yard variances. Applicant is represented by George D. McGill, Esq.

**Received request from George D. McGill, Esq. to adjourn this application to July 6, 2016 with no further notice being required. Request is granted by the Board.**

**ADJOURNMENT:**

A motion was made by William Frantz and seconded by Thomas Healy to adjourn at 8:10 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, April 6, 2016 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2<sup>nd</sup> Floor.

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