



Where Community, Business & Tourism Prosper

Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday March 6, 2013 at 7:30 PM
Municipal Complex, 2nd Floor
25 Neptune Blvd.

ATTENDANCE:

Present: Roger Eichenour, Paul Dunlap, David Fernicola, James Gilligan, Thomas Healy, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Barbara Bascom, Dianna Harris, and 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:

- 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 offered to approve by James Gilligan moved and seconded by Thomas Healy

Yes Votes: Roger Eichenour, James Gilligan, Thomas Healy, 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 offered to approve denial by Paul Dunlap moved and seconded by Thomas Healy

Yes Votes: 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 offered to approve by Paul Dunlap moved and seconded by Cynthia Suarez

Yes Votes: Paul Dunlap, James Gilligan, Thomas Healy, Roger Eichenour, Cynthia Suarez, David Fernicola

DISCUSSIONS:

****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. This application was partially heard on January 30, 2013 and carried to this meeting. Testimony continued and provided by Paul Caverly of the Neptune Township Housing Authority. Questions presented by Board and Matt Shafai regarding types of fence being proposed as there was a discrepancy between testimony and the plans. Meeting opened to public – No comments – Public Closed. Additional testimony provided by Architect. Mr. Gilligan and Mr. Dunlap expressed concerns with “shed roof”. Mr. Dunlap does not want industrial view toward street. Meeting opened to public – No comments – Public closed. Testimony provided by Bob Zelle, LSRP – Licensed Geologist, Board accepted Mr. Zelle’s credentials. Mr. Zelle is directly overseeing the remediation on the property. He testified that the clearing of the lot was required to conduct the soils testing. Groundwater monitoring wells have been installed and more borings taken. Report will be prepared in approximately 2 months. Jennifer Beahm questioned previously performed Preliminary Assessment and how many areas of concern were identified. Per Mr. Zelle he did not prepare the PA and could not testify to same. Peter Falvo recommended the RAO be a condition of approval. Meeting opened to public – no comments – public closed. Joseph Layton, PP, AICP – Professional Planner (40 years) – reviewed Existing Land Use Map with the Board. Meeting opened to public – no comments – public closed. Sidewalk on Taylor will be extended and plans have been revised to comply with Board Engineer’s report.

Based upon the application before the board a motion was offered by Cynthia Suarez to grant the application, moved and seconded by Paul Dunlap

Those who voted YES: Paul Dunlap, James Gilligan, Roger Eichenour, Cynthia Suarez, David Fernicola.

Those who voted NO: Thomas Healy

Those who ABSTAINED: None.

Absent: Barbara Bascom, Joe Sears, Dianna Harris

*****Chairman Eichenour asks for a small recess at 9:20 pm. Board returns at 9:30 pm, Secretary does the roll call and all members are still present.**

- b. **ZB12/21** – Block 1500, Lots 1, 2, 5, 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. Jennifer Krimko, Esq. – Attorney for the applicant summarized application. Seeking Use Variance for Residential and Retail uses.
Brian Murphy, PE – Applicant’s Engineer provided explanation of plans and existing conditions. Walking path discussed. Fifty (50) foot buffer along Oakcrest discussed. Meeting open to public for questions.
Christina Schuetz – 24 Oakcrest Drive – questions regarding 50 foot buffer.
Gerald Azzolini – 25 Mitchell Crest Drive – questions regarding location of dumpsters and confirmed no access to Oakcrest from site.
Jennifer Krimko suggested a fence may be required at time of Site Plan application.
Ted Adams – 17 Jeanne Drive
Blanche Dunbar – 40 Lynn Drive – questioned Engineer.
Natalie LeBraun – 18 Lynn Drive – questioned Engineer.
Paul Cilinski – 22 Oakcrest Drive – questioned Engineer.
Tom Argentivri – 8 Jeanne Drive – questioned Engineer.
Martha Applegate – 25 Roberts Drive – questioned Engineer.
Public Portion Closed.
Request to adjourn with no further notice to June 5th unless there is a cancellation at which time Applicant will re-notice for the earlier meeting.

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

**REQUEST RECEIVED FROM APPLICANT’S ATTORNEY TO
ADJOURN UNTIL APRIL 3rd – NO FURTHER NOTICE REQUIRED**

ADJOURNMENT:

Motion to adjourn at 10:25 PM and to have the next meeting on April 3rd made by James Gilligan and seconded by Thomas Healy. All in favor.

Minutes submitted by Kristie Armour, Secretary.