



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday, April 6, 2016 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

**Present:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Frances Keel, Christina Schuetz, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, Louis Lobosco, PE, PP – Board Engineer, George Waterman - Zoning Officer, and Torro Reporting, LLC

**Absent:** Dr. James Brown, Dianna Harris, and 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:** Township Committee Resolution #16-145. Christina Schuetz is sworn in as Alternate #3.

**RESOLUTIONS MEMORIALIZED:**

**ZBA#16-10 – Resolution of Approval** – Robert E. Pettibone – Block 247, Lot 11 – 5 Broadway (Ocean Grove)

**ZBA#16-11 – Resolution of Approval** – Metpark II, LLC – Block 421, Lot 1 – 700 Atkins Avenue

**DISCUSSIONS:**

**ZB15/19** – Michael DeLuca – Block 4401, Lot 20 – 19 Crest Drive – Applicant received a variance to permit the construction of a wooden deck within 14.4 feet of the rear property line where 30 feet is required per Resolution #97-41 memorialized on July 2, 1997. Applicant now seeks to replace the existing wooden deck with a covered patio in the same footprint.

Erin DeLuca (wife and Owner) – 19 Crest Drive – sworn in.  
Mary B. Hearn – Architect – sworn in and qualified.

Exhibit A-1 – Photo Exhibit Board with 7 photos of DeLuca property and immediate neighborhood aerials.

No public appeared in objection of the application.

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

**Those who voted YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, and Christina Schuetz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dianna Harris, Dr. James Brown, and Paul Dunlap

**ZB15/20 – 3530 Highway 33, LLC (76 Gas)** – Block 3102, Lot 1 – 3530 Highway 33 – Applicant has submitted an application to remediate outstanding zoning violations. Applicant is seeking bulk variances to retain the brands displayed on the canopy and free-standing pylon sign associated with the property. Applicant is represented by Kenneth Pape, Esq.

Per Mr. Pape, the only change has been the brand on the signs.

James Higgins, PP, AICP – sworn in and accepted by the Board.

The sign faces and background remain the same. The pylon sign currently has a raised planting bed and the plantings will be replaced once the season is favorable.

Mr. Healy questions regarding the pylon sign, confirms NO NEON, internally illuminated.

The Applicant has requested LED numbers for pricing on the sign – there is no objection from the Board or its professionals

No public appeared in objection of the application.

**Based upon the application submitted to the Board, Barbara Bascom made a motion to approve the application for bulk variance relief, seconded by Thomas Healy.**

**Those who voted YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, and Christina Schuetz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dianna Harris, Dr. James Brown, and Paul Dunlap

**ZB15/21 – William & Diane Egner** – Block 5402, Lot 2 – 220 Prospect Avenue – Applicant has submitted an application for bulk variance for side yard setback for a retaining wall essential for the reasonable use of the property.

Carmine Casola – Landscaper  
Richard Ramirez – Engineer  
Diane Egner – Owner – all sworn in.

Exhibit A-1 color rendering of retaining wall and grading plan.

Board professionals have issues with the height of the wall.

Applicant will submit a Drainage Plan as a condition of approval which is to be submitted to both Matt Shafai, Board Engineer and Leanne Hoffmann, Township Engineer for review and approval.

Two (2) variances are required – for height and distance. The wall shall be no closer than 6” from the lot line.

No public appeared in objection of the application.

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

**Those who voted YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, and Christina Schuetz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dianna Harris, Dr. James Brown, and Paul Dunlap

**\*\*BOARD TAKES A BRIEF RECESS AND RETURNS AT 8:59 PM – MEMBERS STILL PRESENT\*\***

**ZB16/04 – Ashley Coyte (Grand Tavern) –** Block 414, Lot 13 – 1105 6<sup>th</sup> Avenue – Applicant has submitted an application for a bulk variance relative to proposed building sign.

Applicants are sworn in:

Paul Holzheimer

Ashley Coyte

Sandra Coyte

Building faces 6<sup>th</sup> Avenue in an industrial area of the Township. Property is located in the Transit Village Zone.

The closest residence is on Atkins Avenue along with the mobile park

At night you will only see the lighted “Tavern” sign above the door. The letters spelling “GRAND” will be painted on the side of the building.

Applicant testified there will be no additional lighting of the sign.

No public appeared in objection of the application.

**Based upon the application submitted to the Board, Christina Schuetz made a motion to approve the application for bulk variance relief as discussed, seconded by William Frantz:**

**Those who voted YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, and Christina Schuetz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dianna Harris, Dr. James Brown, and Paul Dunlap

**ZB15/14 – Wawa –** Block 515, Lot 1 (formerly known as Block 201, Lot 24.01) – 200 Highway 35 South – Applicant is seeking Amended Site Plan to add the sale of diesel fuel to the existing pumps and install an underground storage tank for same. Applicant is represented by Duncan Prime, Esq.

**\*\*Board agreed to hold this application until the end of the evening to see if representatives would arrive for the determination as to whether res judicata applies to this case\*\***

At 8:59 PM – Monica Kowalski, Esq. notes for the record that the Applicant’s Attorney was aware of the hearing this evening and that they are a “no show”

**Based upon the application submitted to the Board, William Frantz made a motion to dismiss the application for failure to appear, seconded by Barbara Bascom:**

**Those who voted YES:** Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, and Christina Schuetz

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Dianna Harris, Dr. James Brown, and Paul Dunlap

**ADJOURNMENT:**

A motion was made by William Frantz and seconded by Thomas Healy to adjourn at 9:18 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be a Special Meeting on Wednesday, April 20, 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.