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Neptune Township ~ Zoning Board
Regular Hearing Minutes
Wednesday June 5, 2013 at 7:30 PM
Municipal Complex, 2nd Floor
25 Neptune Blvd.

ATTENDANCE:

Present: Roger Eichenour, Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Paul Dunlap, David Fernicola, Clifford Johnson

OPENING:

Meeting called to order by Roger Eichenour at 7:30 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS MEMORIALIZED:

- a. **ZBA12/14** - Block 266 Lot 39 submitted by Meridian Health Realty for Neptune Blvd, Taylor Ave & Harding Ave, applicant is proposing to construct 50 units of senior housing with site work.

Motion offered to adopt Resolution of Approval made by James Gilligan, moved and seconded by Cynthia Suarez

Those in favor: James Gilligan, Cynthia Suarez, and Roger Eichenour

- b. **ZB12/10** - Block 1006, Lot 1 submitted by CBS Outdoor Inc. for 2990 Route 66, current self storage facility and multi-message tri-vision billboard sign, applicant proposing multi-message digital billboard sign of same dimensions.

Motion offered to adopt Resolution of Denial made by Barbara Bascom, moved and seconded by Cynthia Suarez

Those in favor: Barbara Bascom, William Frantz, Cynthia Suarez, and Roger Eichenour

CORRESPONDENCE:

- a. E-mail request dated June 4, 2013 from Jennifer S. Krimko, Esq. to hold a Special Hearing in the month of June for Macedonia Baptist Church. This Use Variance application has been reviewed and deemed to be complete by the Board Engineer on June 3, 2013.

Request for Special Meeting in June DENIED – Application scheduled for hearing at the regularly scheduled August 7, 2013 meeting.

DISCUSSIONS:

****NEW APPLICATION****

- a. **ZB13/07** – Block 6010, Lot 4 – George Gerald Fargo – 17 Chapman Avenue – Applicant proposing to erect an 8 foot high mesh deer fence enclosing a 22 ft. x 50 ft. garden in side and front yard area where there is heavy deer traffic coming from Shark River Park. Deer will have 450 feet of barrier-free access to this Lot.

Rev. George Gerald Fargo was sworn in and appeared before the Board pro se.

Application summarized by the Board Attorney. There were no questions or comments from the Board Members or the public. Public portion closed.

Based upon the application before the board a motion was offered by James Gilligan to **APPROVE** the application, moved and seconded by Barbara Bascom

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Cynthia Suarez, Dianna Harris, Roger Eichenour

Those who voted NO: None.

Those who ABSTAINED: None.

Absent: Paul Dunlap, David Fernicola, Clifford Johnson

****Partially heard and carried from 3/6/13****

- b. **ZB12/21** – Block 1500, Lots 1, 2, 3, 20, 21, & 22 – Hovchild Boulevard – submitted by Hovsons, Inc. and represented by Jennifer Krimko, Esq. – Applicant is requesting a Use Variance to permit 312 apartment units with amenities and a 10,000 SF restaurant/retail use on a vacant property located in a C-1 Zoning District.

Jennifer Krimko, Esq. – Attorney for the applicant summarized application and presented her first witness.

Brian Murphy, PE – Applicant’s Engineer returned to testify to density of project. Per Mr. Murphy, the project consists of 43 acres total, 9.05 acres appear to be wetlands and 23.5 acres are to be considered upland.

Board Professionals did not have any questions or comments relative to the current testimony of Mr. Murphy.

Bernard Reilly, Esq. representing “Friends of Neptune” currently consisting of two (2) members - Christine Schuetz and Thomas Argentieri, presented questions to Mr. Murphy.

Question was presented weather or not an EIS has been prepared for the site. Testimony was provided that an EIS has not been prepared for the site as of now, but FWH is capable of preparing one should it be required.

Various members of the public had questions regarding drainage and runoff, soil conditions, and wetlands.

*****The Board addressed Ronald Troppoli, Esq. with regard to his client, Irma Rojas of 27 Hillview Drive. It appeared the Board would not reach their application this evening and it was agreed by all parties to carry this application to be heard first on September 4th with no further notice being required.**

*****Chairman Eichenour asks for a recess at 8:45 pm. Board returns at 9:05 pm, Secretary does the roll call and all members are still present.**

Mr. Cozzarelli – Licensed Architect – testified with regard to the buildings, including proposed materials to be utilized, height and length of the buildings, and the number of units proposed.

Various members of the public presented questions of the testimony provided.

*****Chairman Eichenour asks for a recess at 10:10 pm. Board returns at 10:30 pm, Secretary does the roll call and all members are still present.**

At this time Jennifer Krimko, Esq. quests the matter be carried to a Special Meeting.

Chairman Eichenour polls the Board for August 21st – members not available.

Chairman Eichenour polls the Board for September 18th – members agree to Special Meeting.

Special Meeting on September 18th at 7:30 PM is granted to the Applicant. Monica Kowalski, Esq. reiterates to the public that the meeting will be carried to September 18th at 7:30 PM and no further notice will be provided to the public.

ADJOURNMENT:

Motion to adjourn at 10:40 PM and to have the next meeting on July 3, 2013. All in favor.

Minutes submitted by Kristie Armour, Secretary.