



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

ATTENDANCE:

Present: Barbara Bascom, Dr. James Brown, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears (Arrived 7:38 PM), Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer Beahm, PP, AICP - Board Planner, Matt Shafai, PE, PP – Board Engineer, George Waterman – Zoning Officer, Fran Mullen, PE – T&M Associates, and Torro Reporting, LLC

Absent: Frances Keel

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

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED:

ZBA#16-22 - Resolution of Approval – Maria Manansala – Block 2303, Lot 3 – 3 Sherwood Drive

ZBA#16-23 – Resolution of Approval of Certain Waivers – Syed Brothers Management LLC (Gulf Station) – Block 4104, Lot 15 – 3655 Highway 33

ZBA#16-24 - Resolution of Denial – EI Properties, Inc. (Parkway 100) – Block 3903, Lot 4 (formerly known as Block 10017, Lot 5 and part of Lot 5.01) – 3535 Route 66

ZBA#16-25 - Resolution of Approval – Fusco Enterprises, LLC – Block 506, Lot 11 – 122 Drummond Avenue

DISCUSSIONS:

ZB16/08 – Judy Dorsey – Block 2914, Lot 1 – 120 Green Grove Road – Applicant has submitted an application for Bulk Variance for the construction of an 8-foot solid fence across a portion of the rear yard area.

****IMPROPER NOTICE – CARRIED TO SEPTEMBER 7, 2016 – MUST RE-NOTICE FOR THE SEPTEMBER 7, 2016 MEETING****

ZB16/09 – United Methodist Communities – Block 283, Lot 1 – 70 Stockton Avenue (Ocean Grove) – Applicant has submitted for an appeal of the Zoning Officer's Decision with regard to proposed signage. Applicant is represented by Sandford D. Brown, Esq.

****NOTICE NOT PROVIDED – RECEIVED REQUEST TO ADJOURN – CARRIED TO OCTOBER 5, 2016, WILL PROVIDE NOTICE FOR THE OCTOBER 5, 2016 MEETING****

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.

Maurice Maloney, Esq. representing the Applicant requests the Board carry this matter to the next available meeting as his client was unable to obtain a Planner for this evening's meeting.

Board grants Mr. Maloney's request and agrees to carry this matter to the September 7, 2016 meeting with no further notice being required.

****BOARD TAKES A BRIEF RECESS AT 7:42 PM AND RETURNS AT 7:57 PM – ROLL CALL TAKEN AND MEMBERS STILL PRESENT****

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.

George D. McGill, Esq. representing the Applicant indicates to the Board that a discussion had taken place during the break and it is uncertain whether the water in the driveway area is due to the tenant watering the new sod for 3 hours or if it is water seeping from the retaining wall.

2 abandoned septic tanks have recently been discovered and have been filled.

Mr. McGill requests an adjournment to re-inspect the water issue. **The Board agrees to carry this matter to the September 7, 2016 meeting with no further notice being required.**

Fran Mullen, PE of T&M Associates agrees with Mr. McGill that he is not in any position to testify with certainty what source of water is, but thinks he can come to a conclusion by the September 7th meeting.

A report and plans from Mr. Hegarty's engineer must be provided to the Board Office, Fran Mullen, and Matt Shafai at least 10 days prior to the September 7th meeting date.

****MATTER IS CARRIED TO THE SEPTEMBER 7, 2016 MEETING WITH NO FURTHER NOTICE BEING REQUIRED****

ADJOURNMENT:

A motion was made by William Frantz and seconded by James Gilligan to adjourn at 8:07 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, September 7, 2016 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor. **There will be no meeting of the Zoning Board for the month of August.**

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