



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

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Christina Schuetz, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Jennifer Beahm, PP, AICP - Board Planner, Matt Shafai, PE, PP – Board Engineer, and Torro Reporting, LLC

Absent: Dr. James Brown

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.

RECESS: The Board takes a brief recess/legal session to discuss various litigation matters at 7:37 PM. The Board returns at 8:00 PM and all members remain present.

RESOLUTIONS MEMORIALIZED: None.

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.

****NOTICE NOT PROVIDED – AS PER DISCUSSION LETTER TO BE SENT TO APPLICANT REQUESTING THEIR INTENT TO MOVE FORWARD WITH THIS APPLICATION OR WITHDRAW****

ZB16/03 – Kathryn Cleary & Michael Farina – Block 232, Lot 9 – 45-47 Abbott Avenue (Ocean Grove) – Applicant is seeking Use and Bulk Variances for the expansion of a pre-existing non-conforming 2-family home. Applicant is represented by Ronald J. Troppoli, Esq.

****The Board takes a brief recess at 8:28 PM – the Board returns at 8:33 PM all members still present****

Public notice for this application is found to be acceptable.

Ronald Troppoli, Esq. representing the Applicant.

Kathryn Cleary – owner – sworn in. Ms. Cleary indicates the proposed additions are to update their home for modern day use.

Mr. Healy questions whether the Applicant has met with HPC.

Ms. Cleary indicates they had a Pre-Application Meeting with HPC and there were no concerns. The goal of the proposed construction is that so her and her brother can eventually retire to this home full-time.

Maxine Giordano, AIA – sworn in and qualified.

Exhibit A-1 is marked – Photos of Existing Property (within last year unchanged) opposite side of board contains Sheet A-1 of Architecturals.

Applicant will comply with Township Engineer's Requirements (Condition of Approval)

Jennifer Beahm's Planner's Report is reviewed.

Jim Higgins, PP, AICP – sworn in and accepted. Mr. Higgins reviewed relief being sought and increased livability of home with this proposal. The positive and negative criteria surrounding the project was discussed.

Mr. Troppoli provides a brief summary.

Based upon the application submitted to the Board, Thomas Healy made a motion to approve the application as discussed and with the removal of the proposed gas grill and trellis, subject to the approval of HPC, and conditioned upon compliance with the Township Engineer, seconded by James Gilligan.

Those who voted YES: William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, and Paul Dunlap

Those who voted NO: Barbara Bascom

Those who ABSTAINED: None.

Those ABSENT: 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.

****Mr. Maloney advised us on September 7, 2016, that his client wishes to officially withdraw this application; therefore it will no longer be considered by the Board at this time****

ZB15/10 – Brian Hegarty – Block 5202, Lot 11 – 5 Cliffwood Drive – Applicant has submitted an application for a retaining wall requiring side yard setback variances. Applicant is represented by George D. McGill, Esq.

George McGill, Esq. – for the applicant.

Richard Difolco, PE – sworn in (qualified and accepted)

Brian Hegarty – sworn in

Fran Mullan, PE, CME – T&M Associates – indicates he is satisfied with the plans submitted and the “fix” of the drainage issue.

Exhibit A-1 – last revised/mark-up by Fran Mullan 9/8/16

Exhibit A-2 – T&M Letter dated 9/6/16

Exhibit A-3 – Mr. Difolco's Certification of Retaining Walls

Mr. Difolco inspected the wall and provided testimony that drainage structures are functioning properly.

Exhibit A-4 – Photo of Landscaping at top of wall taken from roof of home.

Mr. Hegarty states he is willing to replace the fence at the top of the wall if neighbors should remove.

Open to Public for questions/comments – no public – public portion closed.

Based upon the application submitted to the Board, Barbara Bascom made a motion to approve the application with conditions and submission to Mr. Mullan as discussed, seconded by James Gilligan.

Those who voted YES: Barbara Bascom, William Frantz, Gilligan, Dianna Harris, Thomas Healy, Joe Sears, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Dr. James Brown

ADJOURNMENT:

A motion was made by James Gilligan and seconded by Thomas Healy to adjourn at 9:52 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, October 5, 2016 at 7:30 PM which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.

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