



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday October 7, 2015 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

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

Absent: Frances Keel and Carol J. Rizzo

**OPENING:** Meeting called to order by Chairman Paul Dunlap at 7:32 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

**ZBA#15/24 – Resolution of Approval** – Gary Edwards – 17 Princeton Avenue – Block 3808, Lot 19 (formerly Block 9017, Lot 9)

**DISCUSSIONS:**

**\*\*Application Received Approval with Exception of Basement Use on June 17, 2015\*\***

**ZB15/08** – Kurt Cavano – (B209/L3) – Prior mixed use was destroyed by fire. Applicant is now proposing to construct a more confirming, new, three-story structure which will contain commercial/retail/restaurant in the basement, 1<sup>st</sup> floor, and part of the 2<sup>nd</sup> floor; as well as six (6) residential apartment units to be located on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. While all of the proposed tenants are not known yet, the Applicant stipulates that all will be permitted uses in the HD-B-1 Zone. - **RECEIVED REQUEST TO CARRY TO THIS APPLICATION TO JANUARY 6, 2016 WITH NO FURTHER NOTICE BEING REQUIRED – REQUEST GRANTED BY THE BOARD.**

**\*\*Had Waiver Hearing on March 4, 2015 – Waivers were Granted. Partially Heard on June 3, 2015 and carried to this date in order to provide an As-Built Survey with the existing conditions of the site. No further notice was required for this hearing date\*\***

**ZB15/01** – Evelyn Stumpf & John Wehrle – Block 5602, Lot 31 (formerly known as Block 556, Lot 10) – 1207 Highway 35 South – Applicant is represented by Gregory Vella, Esq. Applicant is seeking a Use Variance to permit the retail sale of Jacuzzi Hot Tubs in addition to current product line of motorcycles, ATV's, personal watercraft, utility trailers, and jet boats. Applicant indicates they have eliminated jet boat sales to accommodate the Jacuzzi Hot Tub sales. – **RECEIVED LETTER FROM APPLICANT'S ATTORNEY WITHDRAWING APPLICATION.**

**\*\*Partially Heard on May 6, 2015 – Carried to this date in order to obtain proper plan for conversion of "shed" into detached garage. No further notice was required for this hearing date.\*\***

**ZB14/16** – Paul Jayme – Block 2506, Lot 41 (formerly known as Block 9016, Lot 6) – 716 Gail Drive – Applicant was seeking bulk variances for side and rear yard setback for accessory structure (shed) which was constructed without zoning approval. Applicant agreed to return to the Board with proper plans as discussed at the May 6, 2015 hearing in order for the Board to render its decision.

Mr. Jayme did not appear nor did he send a representative this evening. Revised plans were never received for this hearing.

**Based upon the application submitted to the Board and the lack of appearance by the applicant as well as the lack of revised plans agreed to by the Applicant, William Frantz made a motion to DENY the application without prejudice, seconded by Thomas Healy:**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Frances Keel and Carol J. Rizzo

**ZB15/11** – Jersey Shore Dental Center – Block 1122, Lot 1 (formerly known as Block 282, Lot 8.01) – 1820 Corlies Avenue (Elite Suites) – Applicant is proposing to construct a 3.5 ft. x 15.5 ft. sign on the roof of the building for the Jersey Shore Dental Center use. Such signage is prohibited per Land Development Ordinance Section 416.06-E.

Applicant represented by Peter S. Falvo, Jr., Esq.

Application is to replace a sign that was once on the building.

Mr. McCarrick of Rex Signs will be manufacturing the sign.

The sign is proposed to be the same size as the existing Shore Heart Group sign.

Applicant will be using the existing cleats currently on the roof from the prior sign to install the new sign.

The sign will be internally illuminated.

The proposed sign will confirm to wind and snow loads.

Dr. Amer – sworn in and answered questions from the Board with regard to the sign being proposed.

Public portion open/closed – None appeared.

**Based upon the application submitted to the Board, Thomas Healy made a motion to APPROVE the sign being the same size as that of Shore Heart Group, seconded by William Frantz:**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Frances Keel and Carol J. Rizzo

### **ADJOURNMENT:**

A motion was made by William Frantz and seconded by James Gilligan to adjourn at 8:03 PM. The next meeting of the Zoning Board of Adjustment will be a Special Meeting on Wednesday, October 21, 2015 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.