



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday, April 20, 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 C. Beahm, PP, AICP - Board Planner, Matt Shafai, PE, PP – Board Engineer, and Torro Reporting, LLC

Absent: Dr. James Brown and Joe Sears

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: None.

DISCUSSIONS:

ZB16/06 – Herbert & Michelle Rose – Block 617, Lot 44 – 1804 Columbus Avenue – Applicant is seeking a Bulk Variance for Combined Side Yard Setback of 13.5 feet where 15 feet is required in order to construct a modular home on this undersized lot in an R-4 Zone.

Public Notice – Accepted.

Kevin Asadi, Esq. represented the Applicant.

This is a vacant lot – pre-existing/undersized.

The proposed home does not meet the combined side yard setback requirement.

Chad Moffett – KJM Construction – Project Manager testified this is an overgrown vacant lot with fence/vines in the back.

This is a pre-fab home proposed to be placed on a crawl space. This is the smaller bedroom option house.

Currently it is a 3-bedroom + office and has proposed vinyl siding.

There is concern that the front elevation of the home facing the street has no windows, doors, etc.

It is testified that they can add two (2) windows to the front of the house facing Columbus with a decorative accent in the peak on this side.

The stairs on either side of the home encroach into the setback area. The stairs on the west side of the home will be removed.

The Township Engineer is to review the architectural and grading.

Chain-link in the front yard area is to be removed.

Exhibit A-1 – letter to four (4) abutting neighbors buy/sell from Kevin Asadi, Esq. submitted.

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 as modified during the hearing and discussed, seconded by James Gilligan.

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, and Paul Dunlap.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Joe Sears and Dr. James Brown

ADJOURNMENT:

A motion was made by William Frantz and seconded by Thomas Healy to adjourn at 8:24 PM. All in favor. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, May 4, 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.