



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday October 21, 2015 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, Carol J. Rizzo, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE - Board Engineer, Anthony Rodriguez, PP, AICP - Board Planner, and Torro Reporting, LLC

Absent: Dianna Harris

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: None.

DISCUSSIONS:

ZB15/12 (Variances from Conditional Use Standards, Conditional Use Approval, and Minor Site Plan Approval) – New Jersey American Water Company (Jumping Brook Water Treatment Plant) – Block 3001, Lot 12 – 625 Old Corlies Avenue – Applicant is proposing the installation of one (1) back-up emergency power generator system with associated switchgear and other equipment. The proposed back-up, emergency power system is intended to provide emergency standby power for the entire Jumping Brook Water Treatment Facility.

Notice is accepted.

Niall O'Brien, Esq. of Archer Greiner representing the Applicant – New Jersey American Water

Non-complying conditions discussed:

1. Currently a chain-link fence surrounds the property not stockade as currently required.
2. Structures are to be located 50 feet from property lines whereas currently 9-9.5 feet exists.
3. Design of the building conforms; however, a variance is required for the existing tank which is 52 feet in height.

Jeff Russo, Senior Project Engineer for NJAW – re-evaluated the property after Sandy. This was a critical area and there is concern the current conditions cannot produce potable water necessary to operate.

Matthew Walsh – sworn in – discussed fencing and screening issue.

No public appeared before the Board.

Charles J. Witzak III – sworn in – Engineer & Planner.

Completeness items were discussed.

Exhibit A-1 Aerial Map

Exhibit A-2 Overall Tract Rendering

Exhibit A-3 Color Rendering

Neil Robinson – sworn in – testified with regard to generator and fuel. Will obtain air quality permit.

Mr. Witczak places the positive and negative criteria associated with the variances on the record with regard to conditional use.

Based upon the application submitted to the Board, Barbara Bascom made a motion to approve the application to continue the conditional use, grant the necessary waivers and re-confirm variances to allow for the installation of the new generator, seconded by William Frantz:

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Dianna Harris

ADJOURNMENT:

A motion was made by James Gilligan and seconded by Joe Sears to adjourn at 8:32 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, November 4, 2015 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.