

**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday June 5, 2013 - 7:30 P.M.  
Township Meeting Room 2<sup>nd</sup> Floor**

The regular scheduled meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to adhere to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Zoning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

**I. Roll Call and Flag salute :**

Mr. Roger Eichenour, Chairperson	Ms. Dianna Harris (Alternate # 3)
Ms. Barbara Bascom	Mr. Thomas Healy
Mr. Paul Dunlap, 2 <sup>nd</sup> Vice Chairperson	Mr. Clifford Johnson (Alternate # 4)
David Fernicola (Alternate # 2)	Mr. Joe Sears
Mr. William Frantz	Ms. Cynthia Suarez (Alternate # 1)
Mr. James Gilligan, 1 <sup>st</sup> Vice Chairperson	

Also Present:      Monica C. Kowalski, Attorney to the Board  
                         Matt Shafai, Board Engineer  
                         Jennifer Beahm, Board Planner

## II. Resolutions to be memorialized:

- a. **ZB12/14** - Block 266 Lot 39 submitted by Meridian Health Realty for Neptune Blvd, Taylor Ave & Harding Ave, applicant is proposing to construct 50 units of senior housing with site work.  
*Motion offered to approve application with amendments/conditions – C. Suarez moved and seconded by – P. Dunlap*  
*Those who voted yes: P. Dunlap, J. Gilligan, R. Eichenour, C. Suarez, D. Fernicola*  
*Those who voted no: T. Healy*  
*Those who abstained: None.*  
*Those absent: B. Bascom, J. Sears, D. Harris*
  
- b. **ZB12/10** - Block 1006, Lot 1 submitted by CBS Outdoor Inc. for 2990 Route 66, current self storage facility and multi-message tri-vision billboard sign, applicant proposing multi-message digital billboard sign of same dimensions.  
*Motion offered to deny application – C. Suarez moved and seconded by – B. Bascom*  
*Those who voted yes: B. Bascom, W. Frantz, Cynthia Suarez, David Fernicola, Roger Eichenour*  
*Those who voted no: T. Healy and J. Sears*  
*Those who vote abstained: None.*  
*Those absent: P. Dunlap, J. Gilligan, D. Harris*

## III. Applications under consideration for this evening:

**\*\*NEW\*\***

- a. **ZB13/07** – Block 6010, Lot 4 – George Gerald Fargo – 17 Chapman Avenue – Applicant proposing to erect an 8 foot high mesh deer fence enclosing a 22 ft. x 50 ft. garden in side and front yard area where there is heavy deer traffic coming from Shark River Park. Deer will have 450 feet of barrier-free access to this Lot.

**\*\*PARTIALLY HEARD ON 3/6/13\*\***

- b. **ZB12/21** – Block 1500, Lots 1, 2, 3, 20, 21, & 22 – Hovchild Boulevard – submitted by Hovsons, Inc. and represented by Jennifer Krimko, Esq. – Applicant is requesting a Use Variance to permit 312 apartment units with amenities and a 10,000 SF restaurant/retail use on a vacant property located in a C-1 Zoning District.

**\*\*PARTIALLY HEARD ON 10/17/12\*\***

- c. **ZB12/04** – Block 7000 Lot 23 submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the site. Please refer to the specific variances listed by Mr. Troppoli.

## IV. Adjournment:

- a. Next scheduled hearing will be July 3, 2013.
  
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.



**\*\*PARTIALLY HEARD ON MARCH 6, 2013 AND CARRIED TO THIS DATE WITH NO FURTHER NOTICE REQUIRED\*\***

**ZB12/21** - Block 1500, Lots 1, 2, 3, 20, 21, & 22 – Hovchild Boulevard - submitted by Hovsons Inc., proposing 312 apartments with amenities and 10,000 SF retail on a vacant property.

Previously Enclosed: Zoning Permit Application 1-3-13

Zoning Permit Denial 1-14-13

Variance Application 12-10-12

Completeness Checklist – Application for Development 1-4-13

Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. 12-5-12

Copy of Deed 2-28-86

Overall Variance Map dated 9-13-12, unrevised (signed 12/7/12)

Architectural Plans prepared by Cozzarelli Cirminiello Architects, LLC dated 12-13-12

Boundary & Topographic Survey prepared by FWH Associates, PA dated 9-17-12

Overall Variance Map dated 9-13-12, unrevised (signed 1/4/13)

Exhibit List 3-6-13

Witness List 3-6-13

Correspondence from:

Board Engineer 12-27-12

Board Engineer 1-16-13

Board Planner 2-25-13

DPW – NO COMMENTS 2-20-13

Neptune Township Police Dept. Traffic Bureau 2-20-13

Environmental/Shade Tree Commission 2-15-13

**BOARD NOTES:**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_ .

Bascom \_\_ Dunlap \_\_ Frantz \_\_ Gilligan \_\_ Healy \_\_ Sears \_\_ Eichenour \_\_

Alternates: Suarez alt 1 \_\_ Fernicola alt 2 \_\_ Harris alt 3 \_\_ Johnson alt 4 \_\_

**\*\*PARTIALLY HEARD ON OCTOBER 17, 2012 AND CARRIED TO THIS DATE - NOTICE  
REQUIRED FOR THIS DATE\*\***

**ZBA12/04** – Block 7000 Lot 23 - submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the site. Please refer to the variances listed by Mr. Troppoli.

Previously Enclosed: Notice to property owners prepared by R. Troppoli  
 Application with taxes verified [see paid receipt]  
 Narrative of waivers/variances applicant is seeking  
 Copy of Zoning Denial 12-5-11  
 Deed dated 3-14-2000 transferring property from Nept Township to I. Rojas

Comments from: Neptune Police Dept 6-21-12  
 Land Use/Assessor B. Haney 6-25-12  
 Neptune Public Works 7-3-12  
 Environmental/Shade Tree Commission 7-26-12  
 Reduced copy of survey showing required and existing coverage, etc  
 Reduced copy of survey showing existing coverage as it exists  
 Black and white photos of property as it exists  
 Report prepared by CME Jennifer Beahm, PP, AICP 7-11-12  
 Report prepared by LSA Matt Shafai PE 7-30-12  
 Reduced copies of first floor plan, rear elevation, footing & foundation plan, and  
 cross-section

Enclosed: Copy of correspondence and enclosures from Richard Cuttrell, Municipal Clerk to  
 Ronald Troppoli, Esq. enclosing construction documents in response to  
 Mr. Troppoli’s OPRA Request.

**BOARD NOTES:**

-----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----  
 -----

