

**Neptune Township ~ Zoning Board
Regular Meeting Minutes
Wednesday May 7, 2014 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Blvd.**

ATTENDANCE:

Present : Paul Dunlap, William Frantz, Dianna Harris, Frances Keel, Charles Moore, Carol Rizzo, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE, PP - Board Engineer, Jennifer C. Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

Absent: Barbara Bascom, James Gilligan, Thomas Healy, Joe Sears

OPENING:

Meeting called to order by Chairman Paul Dunlap at 7:35 PM. Chairman Dunlap advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

****Carol J. Rizzo sworn in as new Board Member – Alternate #3****

EXECUTIVE SESSION: Board entered into executive session from 7:45 PM – 8:00 PM

RESOLUTIONS MEMORIALIZED:

ZBA#14/09 Resolution of Approval – 509 Memorial Drive Partners

Motion to Adopt & Memorialize was made by Paul Dunlap and seconded by William Frantz.

Those who voted yes: Paul Dunlap, William Frantz, Dianna Harris

ZBA#14/10 Resolution of Denial – Neptune Circle Holdings, LLC

Motion to Adopt & Memorialize was made by William Frantz and seconded by Paul Dunlap.

Those who voted yes: Paul Dunlap, William Frantz, Frances Keel

ZBA#14/11 Resolution of Denial – David Monachino

Motion to Adopt & Memorialize was made by Frances Keel and seconded by William Frantz.

Those who voted yes: William Frantz, Dianna Harris, Frances Keel, Charles Moore

ZBA#14/12 Resolution of Partial Approval for Use Variance Only (must return for Site Plan) – Atifaq Corporation

Motion to Adopt & Memorialize was made by William Frantz and seconded by Dianna Harris.

Those who voted yes: William Frantz, Dianna Harris, Frances Keel

DISCUSSIONS:

ZB14/01 – EI Properties (Parkway 100) – Block 10017, Lot 5 – 3535 Route 66 – Applicant is seeking a Use Variance to allow the use and occupancy of the existing office park for warehouse and flex space use historically permitted by zoning and operation on the property – **APPLIACTION WITHDRAWN BY THE APPLICANT ON APRIL 17, 2014.**

DISCUSSIONS (Continued):

ZB13/22 – Gerardo Ercolino – 1516-1518 Corlies Avenue (Route 33) Block 273, Lot 29 – Appeal of Zoning Officer’s Determination regarding second apartment unit.

RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO ADJOURN THIS MATTER WITH NO FURTHER NOTICE BEING REQUIRED – BOARD CARRIED APPLICATION TO JUNE 4, 2014.

ZB13/18 – Geoffrey Ernst – 103 Melrose Avenue – Block 471, Lots 34, 35, & 36 – Proposing to maintain existing shed as exists requiring rear and side yard setback variances.

RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO ADJOURN THIS MATTER WITH NO FURTHER NOTICE BEING REQUIRED – BOARD CARRIED APPLICATION TO JUNE 4, 2014 – SHOULD PROPER PLAN NOT BE RECEIVED AT LEAST 10 DAYS PRIOR FOR REVIEW APPLICATION WILL BE ADMINISTRATIVELY DISMISSED BY THE BOARD.

ZB13/17 – Jack Ancona, LLC (Warrington Hotel) – Block 29, Lot 1907.03 – 22 Lake Avenue (Ocean Grove) – Conditional Use & Bulk Variances for 20-room hotel with innkeepers quarters. Represented by Jennifer Krimko, Esq. **This application had originally been scheduled for May 7th, but was carried to this date with no further notice being required.**

Jennifer S. Krimko, Esq. on behalf of the Applicant had Exhibits A-1 through A-7 marked into evidence.

Ms. Krimko states after reviewing the HPC Resolution in Opposition to this Application she had a meeting with members of HPC for a better understanding of their objections. In response to their meeting her client has consented to elimination of the rooftop deck; however, time did not permit the submission of revised plans within the required timeframe. Amended plans eliminating the rooftop deck and elevator shaft extending to same will be submitted to the Board and its professionals for review prior to the next hearing.

Ms. Krimko introduces the revised plans for reference purposes only at this time.

A-8 – Revised Architectural Plans dated 5/5/15-HPC Comments – for ID Only.

A-9 – Color Elevation – for ID Only.

Ms. Krimko introduces her first witness – David Collins – Architect – who was sworn in, qualified, and accepted by the Board.

Mr. Collins provided testimony with regard to the proposed elevations and uses in the surrounding area. There is no fourth floor proposed. There will only be a mechanical hatch with ladder access only. The east elevation appears to be a “sea of siding” and the existing building is in very poor shape. There is no proposal for food preparation onsite – a warming kitchen only is being proposed. There will be 5 units on each floor and the building is handicap accessible from the rear of the building with a lift. Specifications on the lift will be provided. The basement is approximately 6.5 – 7 feet below grade.

Jennifer Beahm (Board Planner) states the Ordinance prohibits dwelling units below grade.

The proposed units will be 251 s.f. minimum – a table of square footages will be placed on the plan.

Trash/Recycling – the survey shows an existing shed. It is proposed to keep trash in the shed in the rear yard area. Applicant will investigate garbage store in the basement since the shed is small.

Jennifer Beahm – questions whether the shed is large enough to accommodate trash for a hotel use.

There is a cedar post elliptical sign with gooseneck lighting being proposed. A 2 ft. x 4 ft. ellipse sign is being proposed which will require a variance. Landscaping will remain as exists which will be remediated/cleaned-up.

The Warrington agrees to maintain the concrete walkway easement.

The sidewalk is to be replaced as per the Township Engineer's direction.

Kevin Chambers – 58 Heck Avenue – questions setbacks – questions C.O.'s and how many state approved units there were when this was an approved Boarding House. What is the percentage of building to be demolished?

James McMichael – 111 Asbury Avenue – was this building originally a hotel with restaurant?

Mr. Collins – According to a 1928-1958 Historic Photo found the building will be called Hotel Warrington.

****BOARD TAKES A BREAK AT 9:13 PM AND RETURNS AT 9:22 PM. ROLL CALL TAKEN AND ALL MEMBERS ARE STILL PRESENT****

Ms. Krimko introduces Sari Ancona who is sworn in and represents her father who is owner of the subject property.

Ms. Ancona states she is currently a Property Manager in New York for 7 properties. Some are co-ops. She handles complaints, etc. She states she will be the proprietor of the Warrington. She took hotel operation courses in college. Ms. Ancona plans to have someone living in the innkeeper's quarters full-time and also plans to have normal housekeeping and bellboy positions. Ms. Ancona would like to have the hotel open year round and offer to small groups in the winter. She is planning on marketing to the New York area and will encourage use of the train system to get to the hotel. The hotel will serve continental breakfast which will be brought in from whoever is contracted for the service.

If there is an issue with garbage, Ms. Ancona is willing to contract a private cartage company if necessary.

There are plans for a multipurpose room for use of guests only.

The maximum stay at the hotel would be 30 days at approximately \$90 per night in the winter and up to \$275 per night in the summer.

Small deliveries will be accepted via the Seaview access.

Jennifer Beahm – How many employees are anticipated?

Ms. Ancona – initially there are plans for 17 total employees covering three (3) 8-hour shifts which may change once business is established.

Kevin Chambers – 58 Heck Ave – How long have you owned the property?

Ms. Ancona – going on 7 years.

Kevin Chambers – were there any studies done to see a need for a hotel in Ocean Grove?

Ms. Ancona – some research has been done, yes.

James McMichael – What happens if you are not successful? Can this be converted back to a Rooming/Board House?

Ms. Krimko – No, not without State and Municipal Approvals.

Ms. Krimko introduces Andrew Janiw, PP, AICP – who is accepted by the Board to testify as an expert witness as it relates to Professional Planning issues.

Andrew Janiw, PP, AICP – provided planning testimony with regard to the use of the property, variances being requested, and the positive/negative criteria for same.

The gate currently obstructing the access to the site from Seaview will be removed as it was erected by a neighbor.

Kevin Chambers – 58 Heck – questions MLUL with regard to access.

Jennifer Krimko states this application cannot conclude this night and they must wait for revised plans to be submitted and reviewed

The Board decides to take comments from the HPC.

Deborah Osepchuk – 88 Heck Avenue - Chairperson for the HPC – sworn in.

Eugene Melody, Esq. – Attorney for HPC – explains the chronology of events.

Deborah Osepchuk – explains the original objections of the HPC which were stated in the Resolution of Opposition.

Ms. Krimko requests this application be continued at the next available meeting.

The Board carries this application for further hearing to take place on Wednesday, July 2, 2014, at 7:30 PM with no further notice being required for same.

ADJOURNMENT:

A motion was made by William Frantz and seconded by Dianna Harris to adjourn at 10:31 PM. The next scheduled hearing will be a Special Meeting on Wednesday, May 21, 2014 at 7:30 PM. All in favor.

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