

Neptune Township ~ Zoning Board  
Regular Meeting Minutes  
Wednesday January 8, 2014 at 8:15 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Blvd.

**ATTENDANCE:**

Present : Paul Dunlap, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Clifford Johnson, Frances Keel, Charles Moore, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and Torro Reporting, LLC.  
Absent: Barbara Bascom, Roger Eichenour

**OPENING:**

Meeting called to order by Chairman Paul Dunlap at 8:15 PM. Chairman Dunlap advised the public of the fire exits and how the meeting will proceed.

**CORRESPONDENCE:** None.

**RESOLUTIONS:** None.

**DISCUSSIONS:**

1. **ZB13/11** – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 – Intersection of Memorial Drive and Seventh Avenue – Applicant is seeking Preliminary and Final Site Plan approval for residential development consistent with previous Zoning Board of Adjustment Use Variance relief granted January 30, 2013 which included the renovation of the existing SS Adams Building to create and contain no more than 44 residential units with a commercial component of approximately 1,000 s.f.

***Application adjourned to a Special Meeting to be held on March 12, 2014. The Board accepted jurisdiction. Based upon the proofs submitted for public notice, it appears that New Jersey American Water Company was not noticed properly; therefore, the Board accepts notice as being proper to all other properties notified, but the Applicant must re-notice New Jersey American Water Company for the March 12<sup>th</sup> hearing date. The public was advised that this matter will not be heard this evening and will be carried to March 12<sup>th</sup>.***

2. **ZB12/04** - Irma Rojas – Block 7000, Lot 23 - #27 Hillview Drive (multiple variances for improvements constructed) Represented by Ronald Troppoli, Esq. – CARRIED FROM 10/17/12 to 11/7/12 to 4/3/13 to 5/1/13 to 6/5/13 to 9/4/13 to 1/8/14 \*\*PARTIALLY APPROVED AND CARRIED FROM 9/4/13\*\*

***Received request from Applicant's Attorney to adjourn this matter until March 19, 2014. Public was advised that this matter will not be heard this evening but rather on March 19<sup>th</sup> and no further notice will be provided.***

3. **ZB13/06A** – Jersey Shore University Hospital (B3000/L8) – 81 Davis Ave - Applicant proposing to install a freestanding sign & awnings with signage. **This Application was partially heard on July 3, 2013 and the Board requested plans for the 81 Davis Avenue portion of the application be revised to indicate a new proposal.**

Rick Brodsky, Esq. appeared on behalf of Jersey Shore University Hospital. Mr. Brodsky states changes have been made in accordance with the Board's suggestion to link the proposed sign with the building.

Exhibit A-1 – Island Sign Exhibit – Submitted for Identification Purposes.

Per Mr. Adams (Vice President), all scheduled appointments are confirmed with all patients and directions/instructions are given to help patients find the particular office they need.

Stars will be painted on the concrete walkway around the building to be color coordinated with proposed sign and awning.

When appointment confirmation calls are made, patients will be alerted to the stars and path.

A variance is requested for the height of the sign.

Ms. Kowalski questions the maintenance of the stars being painted on the pathways.

Mr. Adams states they will be maintained as needed.

Applicant agrees to place a maintenance clause in the resolution with regard to painting of the stars and landscaping surrounding freestanding sign.

The Board questions whether or not it is necessary to bump out the awnings and the maintenance cost associated with an awning versus a flush-mount.

Applicant agrees to also place maintenance clause in resolution with regard to the awnings.

The freestanding "child sign" is to remain the same size; however, the color-coded signs are being raised approximately 1 foot.

It is agreed that the landscaping surrounding the base of the sign is much more impressive. The Applicant indicates the landscaping will not be installed fully mature as the color rendering depicts.

A discussion is had between the Board and Applicant with regard to awnings as to whether they will be canvas or aluminum and that they should terminate above the arches and utilize appearance of same.

**Based upon the application before the Board a motion was offered by James Gilligan to approve the application subject to discussions and to allow the Board Engineer and Planner to handle the canopy reconfiguration as discussed, moved and seconded by Dianna Harris.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Barbara Bascom, Roger Eichenour

#### **ADJOURNMENT:**

A motion was made by William Frantz and seconded by Paul Dunlap to adjourn at 9:15 PM. The next scheduled hearing will be on Wednesday, February 5, 2014 at 7:30 PM. All in favor.

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