

**Neptune Township ~ Zoning Board  
Special Meeting Minutes  
Wednesday March 12, 2014 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Blvd.**

**ATTENDANCE:**

**Present :** Paul Dunlap, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Alan Hilla - Board Engineer, Jennifer Beahm - Board Planner, and Torro Reporting, LLC.

**Absent:** Barbara Bascom, Frances Keel, Charles Moore, Roger Eichenour

**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:** Resolution #14-146 – Accepting the Resignation of Clifford Johnson as a Member of the Board of Adjustment.

**RESOLUTIONS MEMORIALIZED:** None.

**DISCUSSIONS:**

1. **ZB14/01** – El 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 uses historically permitted by zoning and operation on the property. **Application adjourned to May 7, 2014 with No Further Notice Required. Board**

**\*\*Board requests recess to enter into Executive Session @ 7:45 PM. Board returns at 7:55 PM all members still present\*\***

2. **ZB13/11** – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 - Intersection of Memorial Drive and Seventh Ave – Seeking Preliminary and Final Site Plan approval for residential development consistent with previous ZBA Use Variance relief granted January 30, 2013 to include 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.

Kenneth Pape, Esq. represented the Applicants.

Project was granted Use Variance January 30, 2013

Mr. Pape states issues have been ironed out with Monmouth County.

Project still proposes 44 units and 1,000 s.f. commercial.

Monica Kowalski, Esq. states for the record that the public notice provided is now acceptable.

Peter W. Strong, PE of Crest Engineering – sworn in and accepted by the Board.

Exhibit A-1 – Memorial Drive display one-way with gated exit.

Off-street parking cannot be included in calculating the required number of parking spaces.

Mr. Healy questions whether these units will be condos or apartments.

Mr. Pape claims they are undecided and trying for condos but there may be some rentals  
The Board requests the Landscape Plan be numbered and included in the full set of plans or at least listed on the Cover Sheet and included with the full set.

Ken Pape reviewed Ms. Hoffmann's review and his responses to same.

The Applicant will use decorative lighting as recommended by the Township and will be responsible for the maintenance of said lighting.

The Applicant will seek Township Committee approval to authorize improvements within the right-of-way.

Ms. Beahm states no items have changed since the Use Variance approval.

Ms. Harris – questions regarding lighting, curbing, sidewalk

Mr. Pape states there will be downward shielded lighting in the parking lot.

The Board Professionals feel the lighting proposed is satisfactory.

Mr. Harris questions whether there will be any cameras proposed in the parking lots. It was stated that it is unknown at this time.

There were no members of the public present.

**Based upon the application before the Board a motion was offered by James Gilligan to approve the application as discussed and amended moved and seconded by Joe Sears.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Barbara Bascom, Frances Keel, Charles Moore, and Roger Eichenour

#### **ADJOURNMENT:**

A motion was made by William Frantz and seconded by James Gilligan to adjourn at 8:30 PM. The next scheduled hearing will be a Regularly Scheduled Meeting on Wednesday, March 19, 2014 at 7:30 PM. All in favor.

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