



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday July 16, 2014 at 7:35 PM
Municipal Complex, 2nd Floor, 25 Neptune Blvd.**

ATTENDANCE:

Present: Barbara Bascom, Rev. Joseph Calhoun, Paul Dunlap, William Frantz, James Gilligan, Thomas Healy, Joe Sears, Frances Keel, Carol J. Rizzo, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE, PP, CME – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, and Torro Reporting, LLC.

Absent: Dianna Harris, Charles Moore

OPENING:

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

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, and Minor Subdivision) – Hovsons, Inc. (Victoria Gardens) – Hovchild Boulevard – Block 1500, Lots 1, 2, 5, 20, 21 & 22 (312 apartment units & restaurant/retail building). Represented by Jennifer S. Krimko, Esq.

Jennifer Krimko, Esq. states that Mr. Reilly (Bernard Reilly, Esq.) is present on behalf of Mr. Gasiorowski until 8 PM or so.

Ms. Krimko states the referenced DOT Agreement had been submitted by Mr. John Rea with his response which was entered into evidence:

EXHIBIT A-50 – dated 6/2/14 – McDonough & Rea Submission

John Rea, PE – remains under oath – testified as to his last submission which was in response to requests at the previous hearing.

NJDOT Agreement suggests this proposed project would not require further approval from the DOT.

Matt Shafai, PE suggests the Applicant submit for a Letter of Exemption from the DOT.

Meeting is Open to the Public:

Mike Golub – 305 Cliffwood – submits questions regarding the number of school buses.
Mr. Rea – states he cannot testify as to future generation of additional buses.

Mr. Golub – questions the challenge of the NJDOT Agreement.

Mr. Rea did not testify as to a challenge of the NJDOT Agreement and is unaware of its outcome.

Mr. Golub continues to question the witness

Chairman Dunlap requests Mr. Golub to take his seat.

Mr. Golub refuses to sit.

****Chairman Dunlap requests a break at 8:20 PM – the Board returns and roll taken, all members still present.****

Mr. Azzolini – 25 Maplecrest - questions the impact the project will have on Jumping Brook Road.

Mr. Rea – states it will have minimal impact.

Pat5rick Dougherty – 11 Cedarcrest – will come back next week to elaborate on his comment.

Bernard Reilly, Esq. – questions Mr. Rea regarding the NJDOT Agreement.

Tim Bauman – 15 Jumping Brook Rd – questions whether there will be sidewalks and whether there will be a cut through to Jumping Brook Road.

Mr. Rea states that there will be sidewalks and there will be no “cut throughs” to Jumping Brook Road.

Ms. Krimko requests to speak to Ms. Kowalski at 8:39 PM.

Ms. Krimko returns and addresses the NJDOT Agreement and will submit the court documents upholding the agreement.

Andrew Janiw, PP, AICP – remains under oath. Mr. Janiw reviews the zoning aspects of the project and the suitability of this project in this particular area.

Mr. Janiw reviewed the Township’s Master Plan elements and objectives.

****AT 9:05 PM THE BOARD TAKES A SHORT RECESS AND RETURNS AT 9:16 PM. ROLL CALL TAKEN AND ALL MEMBERS ARE STILL PRESENT ****

Mr. Janiw reviews the Community Impact Statement which he prepared and that was submitted

Barbara Bascom – questions if there will be children will there be a tot lot.

Ms. Krimko states her client will look into providing a tot lot on the property.

Frances Keel – was there a marketing analysis prepared and if so, why residential?

Mr. Janiw – discussed that this is a transitional area.

James Gilligan – makes the suggestion of possibly keeping the smaller parcel as commercial.

Mr. Janiw discusses the different zones and objectives.

Meeting is Open to the Public:

Ronald Gasiorowski, Esq. – states he will have many questions and wishes to turn over to the members of the public at this time.

Mike Golub – questions the transition area and what considerations were taken and was there an NRI taken, etc.

Tadd Adams – 17 Jeanne Drive – questions Mr. Janiw.

Ms. Jaksa – 12 Jeanne Drive – questions the reference to Union City and whether the value of the current homes has been taken into consideration.

Michael Cusano - 27 Maplecrest – questions the percentage of properties of multi-family as opposed to single family?

No further public for questioning portion – public portion closed.

Due to time constraints, further questioning anticipated by Mr. Gasiorowski, as well as anticipated commentary from the public. It was decided to carry this application to a Special Meeting to be held on September 10, 2014 at 7:30 PM with no further notice being required.

ADJOURNMENT:

A motion was made by Thomas Healy and seconded by William Frantz to adjourn at 11:08 PM. The next scheduled hearing will be a Regular Meeting on Wednesday, September 3, 2014 at 7:30 PM.

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