



**Neptune Township ~ Zoning Board  
Regular Meeting Minutes  
Wednesday June 4, 2014 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Blvd.**

**ATTENDANCE:**

Present : Barbara Bascom, Paul Dunlap, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Charles Moore, Carol Rizzo, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

Absent: Matt Shafai, PE, PP - Board Engineer,

**OPENING:**

Meeting called to order by Chairman Paul Dunlap at 7:30 PM. Chairman Dunlap advised the public of the fire exits and how the meeting will proceed.

**CORRESPONDENCE: None.**

**RESOLUTIONS MEMORIALIZED: None.**

**DISCUSSIONS:**

**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. **ADJOURNED TO JULY 2, 2014 PER APPLICANT’S ATTORNEY’S REQUEST IN ORDER FOR PROFESSIONALS TO BE ABLE TO PERFORM A PROPER REVIEW OF THE PLAN THAT WAS SUBMITTED ON MAY 29, 2014 – NO FURTHER NOTICE REQUIRED.****

**ZB13/09 - Atifaq Corporation (Gas Plus Speedy Mart) – Block 282, Lots 1-5 - 1800 Highway 33 – proposing to convert existing building onsite into convenience store. Represented by Jennifer S. Krimko, Esq. **THIS APPLICATION RECEIVED USE VARIANCE APPROVAL ONLY ON APRIL 2, 2014 – THIS HEARING WAS SCHEDULED FOR MINOR SITE PLAN REVIEW; HOWEVER, APPLICANT’S ATTORNEY REQUESTED THIS MATTER BE ADJOURNED UNTIL SEPTEMBER 3, 2014 – AS PER JENNIFER KRIMKO, ESQ., NOTICE WILL BE PROVIDED REGARDING THE SEPTEMBER HEARING DATE AND MINOR SITE PLAN.****

**ZB13/22 – Gerardo Ercolino – 1516-1518 Corlies Avenue (Route 33) Block 273, Lot 29 – Appeal of Zoning Officer’s Determination regarding second apartment unit. Should the Appeal of the Zoning Officer’s Decision be unsuccessful, the Applicant wishes to seek Use Variance approval. **RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO ADJOURN THIS MATTER TO SEPTEMBER 3, 2014 WITH NO FURTHER NOTICE BEING REQUIRED.****

**ZB14/05** – Dollar Tree (Jumping Brook Shopping Center) – Block 1501, Lot 1 – Route 33 – Applicant is seeking bulk variance to retain existing façade sign.

Kerry Higgins, Esq. representing the Applicant, presents her witness.

Christine Nazzarro-Cofone, PP, AICP – sworn in and accepted by the Board.

Ms. Cofone reviews the planning aspects of the sign with the Board. The Applicant is seeking to keep the sign as it exists today. The only variance being requested is for the linear dimension of the sign as it violates the current ordinance. Ms. Cofone feels the sign blends well considering the size of the façade on which it is located as well as the signs on the facades for other business within the building.

Ms. Higgins provides a brief summation and feels the Board should vote in favor of the application. The sign has been up for at least a year.

Jennifer Beahm, PP, AICP (Board Planner) – states the façade is elevated above adjacent store fronts so the façade has more square footage in this area compared to adjacent stores/signs and feels the current sign is appropriate for this area.

Thomas Healy – Only 1 sign?

Kerry Higgins, Esq. – only 1 sign is being requested and they will not apply for additional signs.

Meeting open to the public. No public present.

**Based upon the application before the Board a motion was offered by Barbara Bascom to approve the application as discussed, moved and seconded by William Frantz.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** None.

#### **ADJOURNMENT:**

A motion was made by William Frantz and seconded by Thomas Healy to adjourn at 8:03 PM. The next scheduled hearing will be a Special Meeting on Wednesday, June 18, 2014 at 7:30 PM. All in favor.

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