



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Minutes  
Wednesday October 1, 2014 at 7:30 PM  
Municipal Complex, 2<sup>nd</sup> Floor, 25 Neptune Boulevard**

**ATTENDANCE:**

Present: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Frances Keel, Carol J. Rizzo, Joe Sears, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, George Waterman – Zoning Officer, and Torro Reporting, LLC

Absent: Rev. Joseph Calhoun, Paul Dunlap, Charles Moore

**OPENING:**

Meeting called to order by Vice Chairman James Gilligan at 7:33 PM. Vice Chairman Gilligan advised the public of fire exits and how the meeting will proceed.

**EXECUTIVE SESSION: 7:40 PM – 7:51 PM – Roll Call taken all members still present.**

**CORRESPONDENCE:** None.

**RESOLUTIONS MEMORIALIZED:**

1. **ZBA#14-17 Resolution of Approval** – Application #ZB13/18 – Geoffrey Ernst  
*Motion to adopt & memorialize was made by Dianna Harris and seconded by William Frantz  
Those who voted yes: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Frances Keel, Carol Rizzo*
2. **ZBA#14-18 Resolution of Approval** – Application #ZB14/06 – Ruthann Seymore  
*Motion to adopt & memorialize was made by James Gilligan and seconded by Dianna Harris  
Those who voted yes: Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Frances Keel, Carol Rizzo*

**DISCUSSIONS:**

**ZB13/22** – Gerardo Ercolino – Block 273, Lot 29 – 1516-1518 Corlies Avenue (Route 33) – Applicant is seeking an appeal of the 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.

Peter Falvo, Esq. – representing the Applicant – gives a history of the application to the Board.

Exhibit A-1 through A-18 were submitted with application package.

Exhibit A-19 submitted and marked – Letter from Assessor regarding the merging of the lots in January 2008.

Camille Ercolino – sworn in and reiterated to the Board that she was under the impression there were 2 units when they purchased the property.



Public portion open – no public – public portion closed.

**Based upon the application before the Board, a motion was offered by Thomas Healy to uphold the Zoning Officer's decision with regard to there only being one (1) approved residential unit on the property and the Applicant must return for Use Variance hearing on another date for the second residential unit, moved and seconded by James Gilligan.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Charles Moore and Rev. Joseph Calhoun

**\*\*APPLICATION CARRIED TO DECEMBER 3, 2014 FOR USE VARIANCE – NO FURTHER NOTICE REQUIRED.\*\***

**ZB14/14** – (Bulk Variance) Melissa Edwards – Block 469, Lots 34 & 35 – 208 Valley Road – Applicant is proposing to construct a 6 foot high solid wooden fence on a corner lot having frontages on improved and unimproved right-of-ways.

Melissa Edwards – owner of 208 Valley Road – sworn in.

Ms. Edwards states she wishes to have the 6 foot fence for privacy and the safety of her children. There are many people and dogs that currently cut through her property.

Jennifer Beahm questioned the Applicant with regard to any detriment to the surrounding neighborhood.

Ms. Edwards stated that this fence will be keeping with the character of the surrounding neighborhood as there are other neighbors who have the same/similar type fencing.

**Based upon the application before the Board, a motion was offered by Thomas Healy to approve the application as submitted, moved and seconded by William Frantz.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Paul Dunlap, Charles Moore, Rev. Joseph Calhoun

**B14/10** – (Bulk Variance) Alan & Lynn Merry – Block 23, Lot 506.02 – 25 Pitman Avenue (Ocean Grove) – Applicant is proposing a residential addition which requires a side yard setback variance.

Alan & Lynn Merry – Owners/Applicants of 25 Pitman – both sworn in.

Ms. Merry gave a brief outline and reasons supporting the addition being proposed in the rear of the dwelling which requires the side yard setback variance.

Exhibit A-1 – photo presented by the Applicant taken on October 1, 2014. The photo is of the view from the neighbor's property on the west side of subject property.

Mr. Gilligan states that the proposed addition will be approximately 1.25 feet from the side yard where 2 feet is required.

Meeting is open to the public.

Chris Mott – 4 ½ Atlantic – also the contractor for the Applicants. Mr. Mott states the building will comply with the approved distance to the neighboring property.

Mr. Frantz questions whether HPC approval is still required.

Monica explained that the Board is charged with the requested bulk variance only and that applicant will still be required to submit to the HPC with regard to architectural features of the addition as well as the indicated work to the front of the house which is not the subject of this application.

**Based upon the application before the Board, a motion was offered by Barbara Bascom to approve the application with the condition that a Grading Plan must be submitted to the Township Engineer for review/approval and the permitted projections cannot exceed the approved bulk variance relief granted, moved and seconded by William Frantz.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Paul Dunlap, Charles Moore, Rev. Joseph Calhoun

**ZB14/09** – (Amended Minor Site Plan for Signage) Petro Realty Inc., LLC – Block 9025, Lot 54.01 – 3330 Route 66 – Applicant is proposing to re-image an illuminated sign which currently exists and is to remain in the same location. The Applicant is also proposing signage on the existing canopy over the pumps.

Salvatore Alfieri, Esq. on behalf of the Applicant. Mr. Alfieri gives a brief history of the property and the prior United Gas use.

The Applicant agrees to abandon the prior approvals from 2006 as they are not intending to improve as originally requested.

Applicant's Architect – from Glenrock, NJ testified as to proposed site conditions and proposed signage. Applicant proposes to remove "sandwich" signs and will revise plans to include landscaping at the base of the sign if required. Applicant would like to have food mart sign located on the building awning. Applicant is proposing two canopy signs to replace the old United Gas with "Mobil"

Exhibit A-1 – photo – Google image showing United Gas ID & Canopy.

Exhibit A-2 – photo of Canopy at nighttime where you can see United Gas through temporary Mobil signage.

Will provide detail of State required signage regarding tobacco sales, etc. which must be displayed.

Exhibit B-1 – Photo taken by George Waterman – Zoning Officer on July 16, 2014.

Exhibit B-2 – Photo taken by George Waterman – Zoning Officer on July 16, 2014.

Temporary window signs are to be taken down.

CME's review report was gone over in detail. Per Jennifer Beahm, the proposed awning sign cannot be taken into consideration at this time since there have been no details provided. Ms. Beahm's defers parking to the Board Engineer. Ms. Beahm requests the buffer requirement be looked into with regard to adjoining properties.

No site lighting changes are being proposed.

Applicant is willing to re-landscape the area along Route 66. Applicant will provide a landscape plan to bring site into compliance therefore will not need waiver.

Fourteen parking spaces are counted on the provided survey. Will convert/create ADA compliant handicapped space.

Reviewed Leon S. Avakian's review report in detail.

Survey will be updated to depict the existing conditions of the site.

Air pumps were installed without approvals.

Existing dumpster areas are to be revised.

Matt Shafai, PE recommends concrete curbing vs. bumper blocks.

Applicant will comply with ornamental lighting.

Applicant agrees to re-stripping and arrows.

Mr. Gill – owner of the property – sworn in – states the truck in the back of the building was there when he purchased the property. He has made several calls to get the truck removed. The truck will be removed and the site improved as discussed should this application be approved.

**Based upon the application before the Board, a motion was offered by William Frantz to approve the application with the conditions as discussed and the site plan be amended as discussed and that details will be worked out with the Board Professionals, moved and seconded by Thomas Healy.**

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

**Those who voted NO:** None.

**Those who ABSTAINED:** None.

**Those ABSENT:** Paul Dunlap, Charles Moore, Rev. Joseph Calhoun

### **ADJOURNMENT:**

A motion was made by Thomas Healy and seconded by James Gilligan to adjourn at 10:10 PM. The next scheduled hearing will be a Special Meeting on Wednesday, October 15, 2014 at 7:30 PM on the matter of Fasano & Gifford (774 & 778 Wayside Road).

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