



**Neptune Township ~ Zoning Board of Adjustment  
Special Meeting Agenda  
Wednesday, March 12, 2014 at 7:30 PM  
Township Meeting Room 2<sup>nd</sup> Floor**

The regular scheduled meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked, if alerted of a fire; please move in a calm and orderly manner to the nearest smoke free exit.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

It is the Board's policy to adhere to the following procedure:

After testimony by the Applicant's attorney, their professional or proffered witness, questions will follow by members of the Zoning Board for that particular witness. After the Members of the Zoning Board ask their questions, the Zoning Board Professionals shall have the opportunity to ask questions. These questions by the Members of the Board and its professionals directed to applicant's witness may overlap.

After the Board Members and Board Professionals have finished their questioning, the Chairperson of the Zoning Board shall open the Public Portion session of the meeting for the public to ask **QUESTIONS ONLY** of the witness currently on the stand. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION.** Each member of the Public who wishes to question this witness **MUST** form a line at the podium in order to be heard.

Each individual from the public will be sworn in and must **state their name, spell their last name, state their address for the record**, and will have **ONE (1), five (5) minute session** to question the applicant's witness currently under oath. All questions should be directed to the Witness regarding his or her testimony **ONLY** and questions should not be repeated. **Time is not transferable between members of the public.**

The Public should be aware that a public question session will be held upon the conclusion of **EACH INDIVIDUAL WITNESS FOR THE APPLICANT.** Once the applicant's witness (or any other witness) has finished testifying, they are not subject to recall by the public, but may take the stand again as a part of the Applicant's hearing process. Every witness who appears may be subject to Board Member, Board Professional and Public Questioning. **THE BOARD AND ITS PROFESSIONALS; HOWEVER, ARE NOT SUBJECT TO QUESTIONING.**

At the completion of Applicant's case, when the applicant has finished with all of their witnesses and evidence presentation, the Chairperson of the Zoning Board will open up the floor for **PUBLIC COMMENT**. At this time, individuals from the public will be sworn in, give their name and address for the record and will have **ONE (1), five (5) MINUTE SESSION TO PROVIDE COMMENT OR OPINION ON THE APPLICATION AS A WHOLE. THIS IS THE TIME WHEN THE PUBLIC MAY EXPRESS TO THE BOARD THEIR OPINIONS ABOUT THE APPLICATION SUBJECT TO A VOTE. Time is not transferable between members of the public.**

At the conclusion of the Public Session for Comments, the Applicant or their attorney may provide a "summation" or Closing Statement to the Board. After Summation, the Board and its Professionals may engage in a discussion, on the record, regarding the Application and its contents. **There will be no further input from the public or the applicant at this time.**

Upon conclusion of Discussion, the Board may make a motion with regard to the application and vote upon same. We ask that both the Applicant and members of the Public be respectful of the process as outlined above.

**I. Roll Call and Flag salute :**

Barbara Bascom  
Paul Dunlap, Chairman  
William Frantz  
James Gilligan, 1<sup>st</sup> Vice Chairman  
Dianna Harris

Thomas Healy  
Joe Sears, 2<sup>nd</sup> Vice Chairman  
Frances M. Keel, Alt. #2  
Charles Moore, Alt. #3  
Roger Eichenour, Alt. #4

Also Present:                    Monica C. Kowalski, Attorney to the Board  
   Matt Shafai, Board Engineer  
   Jennifer Beahm, Board Planner

**II. Correspondence:**

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

**III. Resolutions to be memorialized:**

- a. None.

**IV. Applications under consideration for this evening:**

- ❖ **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 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.
- ❖ **ZB14/01** – EI 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 operating on the property.

**V. Adjournment:**

- a. The next meeting of the Zoning Board of Adjustment will be Regular Meeting on March 19, 2014 at 7:30 PM to be held at the Neptune Township Municipal Building, Township Committee Meeting Room, 2<sup>nd</sup> Floor.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.



**BOARD NOTES CONTINUED (509 MEMORIAL):**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_ .  
Bascom \_\_ Dunlap\_\_ Frantz\_\_ Gilligan\_\_ Harris\_\_ Healy\_\_ Sears\_\_  
Alternates: Keel (Alt 2)\_\_ Moore (Alt 3)\_\_ Eichenour (Alt 4)\_\_\_

