



**Neptune Township ~ Zoning Board of Adjustment  
Special Meeting Minutes  
Wednesday September 10, 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, Joe Sears, Frances Keel, Carol J. Rizzo, Monica Kowalski, Esq. – Board Attorney, Gerry Freda, PE – Board Engineer, Jennifer C. Beahm, PP, AICP – Board Planner, and Torro Reporting, LLC.

Absent: Charles Moore, Rev. Joseph Calhoun

**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, & Minor Subdivision) – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 1500, Lots 1, 2, 5, 20, 21, & 22 (312 apartment units & restaurant/retail building) Represented by Jennifer S. Krimko, Esq.**

Jennifer S. Krimko, Esq. – representing the Applicant – states the testimony of their witnesses had been completed at the last hearing and Mr. Janiw is back for public questioning this evening.

Andrew Janiw, PP, AICP – previously sworn in and remains under oath.

Gerald Azzolini – 25 Maplecrest - Was Jumping Brook Apartments used as a guide to height?

Andrew Janiw – the density of Jumping Brook was compared. Mr. Janiw continued to state that the feels a residential use is a better alternative to commercial use with regard to the impact of the surrounding area as shown in the Community Impact Study.

Martha Applegate – 25 Roberts Drive – Questions regarding “Keeping in character with surrounding area”

Tad Adams – 17 Jeanne Drive – questions whether these units will be low income

Andrew Janiw – the target demographic for these units is young professionals – we are proposing comfortable upscale units. No market absorption study has been prepared for this project.

Cindy Nelson – 209 Highland Ave – You state single-family homeownership is no longer a goal? Where did you get this information from?

Andrew Janiw – Recognition in the construction community that people are looking to rent.

Sherry Kuhne – 30 Maplecrest Drive – States she is interested in the buffer between the residents and what is being proposed and what type of commercial component is being proposed.

Andrew Janiw – still believes what is being proposed is appropriate.

Susan Faber – 14 Pine Brook – Questions environmental changes and the effects on wildlife.

Natalie Le Bron – 18 Lynn Drive – Questions Neptune City?

Pat Rusca – 21 Lynn Drive – Have you looked at Emergency Response issues?

Ron Gasiorowski, Esq. – representing Friends of Neptune cross-examined Andrew Janiw

**\*\*8:35 PM – The Board takes a brief recess – Board returns at 8:45 PM roll call taken and all members are still present\*\***

Mr. Gasiorowski presents the following Exhibits:

Exhibit O-1 – Zoning Map with highlighted area of property.

Exhibit A-7 – Zoning Map previously marked into evidence by the Applicant is revisited by Mr. Gasiorowski.

Exhibit O-2 – Zoning Map exhibiting Zoning Changes per Ordinance 14-24 Highlighted.

Exhibit O-3 – Zoning Map reflecting Zoning Changes per Ordinance 14-25

Exhibit O-4 – Copy of Ordinance 14-25

**\*\*9:37 PM – The Board takes a brief recess – Board returns at 9:45 PM roll taken and all members are still present\*\***

Mr. Gasiorowski completes his cross-examination of Mr. Janiw.

Mr. Gasiorowski presents his first witness:

Peter G. Steck, PP, AICP – Professional Planner

Exhibit O-5 – prepared by Mr. Steck is submitted.

Mr. Steck continues to review his exhibit in depth with the Board and presents his case as to why this proposal should not be approved.

**Due to time constraints, the Board decided to carry this application to December 3, 2014 with no further notice being required.**

**ADJOURNMENT:**

A motion was made by James Gilligan and seconded by Thomas Healy to adjourn at 11:11 PM. The next scheduled hearing will be a Regular Meeting on Wednesday, October 1, 2014 at 7:30 PM.

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