

Neptune Township ~ Zoning Board of Adjustment Wednesday September 19<sup>th</sup>, 2012 ~ 7:30 P.M. Township Meeting Room 2<sup>nd</sup> Floor Special Meeting Agenda

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 at the side and rear of this room, 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 devises, 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.

The following procedure will be followed:

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It is the Board's policy to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Zoning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

732-988-5200 ext 278 or at rhavey@neptunetownship.org. Thank You.

Roll Call: Ms. Barbara Basco	m Mr. Paul Dunlap	Mr. Roger Eichenour _
Mr. James Gilligan	•	Mr. Joe Sears
Alternates:	Ms. Cynthia Suarez alt 1 Mr. William Johnson Alt 3	David Fernicola alt 2 Ms. Dianna Harris alt 4
Also Present:	Monica Kowalski, Esq attorney to the Board Matt Shafai PE Board Engineer Jennifer Beahm, Board Planner	
I	f any board member cannot attend, please ca	all or email the board office at

1. Roll call and flag salute

2.	Resolutions to be memorialized:		
	ZBA12/20 – 443-445 State Highway 35 LLC, Block 251 Lot 7 thru 10; Use variance to demolish the residential building and add an office in the commercial space for a used wholesale only auto license dealership to allow for a multi-use commercial property.		
	Motion offered by Moved and second by		
	Dunlap Eichenour Gilligan Sears Suarez alt Johnson alt Chair Price-Marshall		
	ZBA12/21 – Frank & Alice Rienzo, Block 417 Lots 27 thru 30, a variance to expand a pre-existing, non-conforming use in order to install an in-ground pool as well as to exceed allowable lot coverage.  Motion offered by  Moved and second by  Eichenour Gilligan Sears Suarez alt Johnson alt Chair Price-Marshall		
3.	<ol> <li>Continued hearing of the application submitted by 509 Memorial Drive Partners LLC, Block 163 Lots 52thru 59 for property located at 509 Memorial Drive, seeking s use variance to convert a vacant building into 48 apartment units.</li> </ol>		
	Members eligible to vote on the application –  Ms. Bascom Mr. Dunlap Mr. Gilligan Mr. Healy Mr. Sears Chair Price-Marshall  Alternates: Suarez alt Mr. Johnson alt		
	Absent from the hearing held June 20, 2012 – Mr. Eichenour, Mr. Fernicola, Ms. Harris		
4.	With no further business before the board meeting motion to adjourn meeting offered by moved and second by hearing closed at P.M.		
5	Next scheduled hearing will be October 3, 2012 at 7:30 PM		