

**PUBLIC NOTICE  
NEPTUNE TOWNSHIP  
COUNTY OF MONMOUTH**

**IN THE MATTER OF THE APPLICATION OF JUAN CARLOS RIANO DUNIGA FOR PREMISES KNOWN  
AS LOT 8 IN BLOCK 402 ON THE OFFICIAL TAX MAP OF NEPTUNE TOWNSHIP ALSO KNOWN AS  
1322 10<sup>TH</sup> AVENUE, NEPTUNE, NEW JERSEY**

**Notice is hereby given** that the Juan Carlos Riano Duniga has applied to the Neptune Township Zoning Board of Adjustment for the following: The Applicant is the owner of the property located at 1322 10<sup>th</sup> Avenue, Neptune, New Jersey. This property is also known as Block 402, Lot 8. The property is located in the R-4 Zoning District. The Applicant seeks to make renovations and addition to the two-story frame dwelling located at the front portion of the property, a non-conforming structure with respect to side-yard setback, which would increase the total number of bedrooms and living area, together with a wood deck and other associated improvements. The property is currently in use as five dwelling units between two dwelling buildings located thereon. The applicant proposes to reduce the total number of dwelling units at the property from five to three. Even though the proposal is to reduce the number of dwelling units, this application requires variance relief pursuant to Section 40:55D-70d(2) of the Municipal Land Use Law since multi-family use is not permitted in this zone.

A hearing will be held on this application by the Zoning Board of Adjustment of the Township of Neptune on Wednesday, June 2, 2021. The meeting will be held remotely via ZOOM. The meeting will commence at 7:30 PM at which time you may participate via ZOOM and present any objection or questions you may have. Instructions on how to access the meeting via ZOOM are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:** To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page:

<http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

Join Zoom Meeting

<https://us02web.zoom.us/j/84118054797?pwd=VVI0aXZlZlYcVFISlI4Zz09>

Meeting ID: 841 1805 4797

Passcode: 837196

One tap mobile

+13017158592,,84118054797#,,,,\*837196# US (Washington DC)

+13126266799,,84118054797#,,,,\*837196# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 841 1805 4797

Passcode: 837196

Find your local number: <https://us02web.zoom.us/j/kewKhyAZ9g>

**PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their

professionals' for you to ask questions and/or cross examine these witnesses on the testimony they provided. At the conclusion of all testimony by the Applicant's Witnesses, the Board Chair will then open the meeting to the public for comments. Comments will be limited to 5 minutes per person. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) at least 72-hours in advance of the meeting so they may be evaluated and marked into evidence, if required. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-988-5200 Ext. 278 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

**ZAGER FUCHS, P.C.**  
**Attorneys for Juan Carlos Riano Duniga**

By: *Kevin Asadi*  
**KEVIN I. ASADI, ESQ.**

May 18, 2021