

Neptune Township ~ Zoning Board of Adjustment Regular Meeting Agenda Wednesday, September 4, 2019 at 7:30 PM Township Meeting Room 2nd Floor

This Regular 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. 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 <u>state their name</u>, <u>spell their last name</u>, <u>state their address for the record</u>, and will have **ONE** (1), five (5) minute <u>session</u> 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 IT'S 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:

Barbara Bascom Thomas Healy Naomi Riley (Alternate #1)
Dr. James Brown Frances Keel Ashley Vidal (Alternate #3)
William Frantz, 1st Vice Chairman Michael Pullano (Alternate #2)
Paul Dunlap, Chairman
James Gilligan, 2nd Vice Chairman

Also Present: Monica C. Kowalski, Esq. - Attorney to the Board

Matt Shafai, PE, PP, CME - Board Engineer Jennifer C. Beahm, PP, AICP - Board Planner

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized:

a. **Resolution ZBA#19/04 – Denial of Use Variance & Minor Site Plan w/Bulk Variances** – Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 - Applicant sought to replace/update an existing billboard at this location.

Those Eligible: Frances Keel, Naomi Riley, and Michael Pullano

V. Applications Under Consideration:

- a. **ZB19/05** (Use Variance) Archie & Frederica Castle Block 166, Lot 13 9 Main Avenue (Ocean Grove) Applicant is seeking a Use Variance to convert a single family dwelling back to a 2-unit multi-family dwelling without the need for construction. **This application was partially heard on August 7, 2019.**
- b. **ZB19/08** (Use Variance & Site Plan w/Bulk Variances) Outfront Media, LLC Block 1004, Lot 3 55 Highway 35 Applicant is proposing to upgrade its existing billboard sign by modernizing the sign face with LED digital technology. Applicant is represented by Louis L. D'Arminio, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on Wednesday, October 2, 2019 at 7:30 PM here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board a motion to adjourn was offered by and seconded by , meeting closed at PM.

(Carried from August 7, 2019 meeting)

ZB19/05 (Use Variance) – Archie & Frederica Castle – Block 166, Lot 13 – 9 Main Avenue (Ocean Grove) - Applicant is seeking a Use Variance to convert a single family dwelling back to a 2-unit multi-family dwelling without the need for construction.

Previously Enclosed: Completeness Checklist and Application for Use Variance (Received 5/31/19)

Zoning Officer's Denial of Permit (12/13/18)

Copy of Assignment of Lease (1/5/16)

DCA Certificate in Lieu of Affidavit (5/30/18)

Community Impact Statement (4/13/19)

Plan with Interior Layout of Existing Apartment (undated)

Survey of Property (12/11/15)

Currently Enclosed: History of Mercantile Licensing from 1981 thru 1995 indicating 3 to 4 units
May 14, 1996 - Code Enforcement Inspection of First Floor-Unit #1 of 4 Unit House

Prior Correspondence:	Board Planner & Engineer's Review Report (6/26/19)					
BOARD NOTES:						
Motion offered by	to be moved and seconded by					
Bascom Brown	Frantz Gilligan Healy Keel Dunlap					
Alternates: Rile	v (Alt 1) Pullano (Alt 2) Ashley Vidal (Alt 3)					

ZB19/08 (Use Variance & Site Plan w/Bulk Variances) – Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 – Applicant is proposing to upgrade its existing billboard sign by modernizing the sign face with LED digital technology. Applicant is represented by Louis L. D'Arminio, Esq.

Enclosed: Completeness Checklist and Application for Use Variance & Site Plan (Received 8/23/19)

Application Addendum Checklist Waiver Requests

State of New Jersey Outdoor Advertising Permit (1/9/18)

200-foot Property Owner's List (8/14/19)

Proof of Taxes Paid (2/27/19) Lease Agreement (1/6/1947)

Monmouth County Planning Board – Exempt (5/14/18) Freehold Soil Conservation District – Exempt (5/10/18)

Zoning Officer's Denial of Permit (5/3/18) Community Impact Statement (8/22/19)

Partial Boundary and Topographic Survey (2/8/18)

Preliminary and Final Site Plans (8/20/19)

Correspondence	e: None.					
BOARD NOTE	ES:					
Motion offered by		to be moved and seconded by				
Bascom l	Brown Fr	antz	Gilligan	Healy	_ Keel	Dunlap
Alternates:	Riley (Alt	1)	Pullano (Alt 2) Asl	nley Vidal (Alt 3)_	