

# McGill & Hall, L.L.C.

ATTORNEYS AT LAW  
708 10<sup>th</sup> Avenue, Second Floor  
Belmar, N.J. 07719  
Telephone (732) 419-9000  
Fax: 732-749-7480

George D. McGill, Esq.  
*Email, [gdm@mcgillhall.com](mailto:gdm@mcgillhall.com)*  
*Direct Dial, 732 749 7501*

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Thomas Hall, Esq. *N.J. and N.Y. Bars*  
*Email, [th@mcgillhall.com](mailto:th@mcgillhall.com)*  
*Direct Dial, 732 749 7502*

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Notice of Hearing before the Zoning Board of Adjustment  
Township of Neptune

Dear Property Owners and Interested Parties:

Please take notice that the Applicants James Alburtus and Thomas Palmisano have made application to the Zoning Board of Adjustment of the Township of Neptune seeking variance relief from the Zoning Ordinances of the Township of Neptune pursuant to N.J.S.A. 40:55D- 70 (c and d), for variance relief to permit an addition and remodeling of the front and rear structures to remain as constructed. The property in question is located at 1312 Seventh Avenue Neptune Township, New Jersey and is known as Block 416, Lot 6 on the Tax map of the Township of Neptune. The application is seeking variance relief to permit the construction at the property to remain. The applicants are seeking a use variance or variances to permit the expansion of a nonconforming use pursuant to N.J.S.A. 40:55D-70 (d.2) regarding the property where the Township's ordinances allow for one dwelling structure per lot, the subject property has two dwelling structures located thereon, and the applicants have constructed an additional room on the front structure. Alternatively, as may be necessary, the applicant is seeking a use variance pursuant to N.J.S.A. 40:55D-70 (d.1) to allow the applicant to use the property as a two dwelling property where the zone permits only one dwelling unit per lot. The applicants will also request side yard variance relief for the front house on the westerly side as may be necessary where the front dwelling structure is presently and was previously located 2.46 from the westerly property line, 2.46 is proposed and 5 feet is required. The applicants shall also request as necessary a rear yard and side yard setback variances for the rear dwelling where the rear dwelling structure is presently and was previously located approximately 1 foot, 10 inches from the rear property line, 1 foot, 10 inches is proposed and 30 feet is required; and where the rear dwelling structure is presently and was previously located approximately 3 feet, 9 inches from the easterly property line, 3 feet, 9 inches is proposed and 5 feet is required. The applicants reserve the right to request approval for any and all other variances or design waivers, which are necessary or may become necessary as a result of the Board's review of the matter and the public hearing process.

This appeal is scheduled for a public hearing on April 7, 2021 at 7:30 p.m. The meeting is being held by the Township of Neptune virtually and no in-person hearing will be held. The public is invited to participate in the meeting either in person or through legal counsel by joining the meeting using the following information.

LOG-IN AND participation details for the virtual meeting is as follows:

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.

Time: April 7, 2021, 07:30 PM Eastern Time (US and Canada)

Topic: Neptune Township Regular Meeting of the Zoning Board of Adjustment 4/7/2021

Time: Apr 7, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82274815503?pwd=TnZiNm1FSmZrRGxsYUZucXBubzBrQT09>

Meeting ID: 822 7481 5503

Passcode: 923685

One tap mobile

+13017158592,,82274815503#,,,,\*923685# US (Washington D.C)

+13126266799,,82274815503#,,,,\*923685# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+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: 822 7481 5503

Passcode: 923685

Find your local number: <https://us02web.zoom.us/j/82274815503?pwd=TnZiNm1FSmZrRGxsYUZucXBubzBrQT09>

All persons are advised that they may appear at this public hearing virtually, either in person, or by an attorney and present any objection or otherwise be heard in reference to this application. All persons who wish to testify at the hearing must be able to be seen by the members of the Board and the public participating in the hearing. This means that you must be able to appear "on camera" and must have technology capable of allowing you to be seen. The application and supporting documents are on file in the Township of Neptune municipal offices, 25 Neptune Boulevard, Neptune Township, New Jersey, and may be inspected on normal business days between 8:00 a.m. and 4:00 p.m. The Plans and submissions may also be viewed on the Township's website at [www.neptunetownship.org](http://www.neptunetownship.org). Any person who may wish to join the meeting but cannot do so for lack of technical ability is encouraged to call the Secretary of the Zoning Board of Adjustment, Kristie Dickert at 732-988-5200 Ext 278.

Any person wishing to discuss this matter with the applicants is invited to contact the applicants' attorney, George D. McGill, Esq., 708 10<sup>th</sup> Avenue, Belmar, New Jersey, 07719, at his office, 732-419-9000, or his cell phone 732-618-2447.

Very truly Yours,



George D. McGill