



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, June 4, 2025 7:00 P.M.**

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 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 devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 10:30 p.m. No new applications will begin after 9:30 p.m. nor will any new witnesses or testimony begin after 10:00 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 testifying. **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 must state their name, spell their last name, state their address for the record, and will have **ONE (1), five (5) minute session** 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 ITS 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.

The Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others. If there is a lot of background noise at your location I ask that you please move to a quiet location and/or mute your device until you are called upon to speak.

I. Roll Call on Board Members:

Barbara Bascom	Shawn Weston	Brittany Dremluk (Alternate #1)
Dr. James Brown	Naomi Riley	Lisa DiPace (Alternate #2)
William Frantz	Danny Lynn	Vacant (Alternate #3)
Shane Martins		Vacant (Alternate #4)

Also Present: Monica C. Kowalski, Esq.
Matt Shafai, PE, PP, CME
Jennifer C. Beahm, PP, AICP

II. Flag Salute

III. Resolutions to be Memorialized: none

IV. Applications Under Consideration:

- a. **ZB24/23 - Bulk Variance - 1203 1/2 6th Ave – Block 415, Lot 15 - 1203 1/2 6th Ave** – Applicant is seeking bulk variance for rear and side setbacks for a pool.
- b. **ZB25/04 - Bulk Variance –Chervanek– Block 5603, Lot 9– 404 Concourse West** - Applicant is seeking bulk variance for non-conforming 5ft rear setback for new single family dwelling. The applicant is represented by James Connor R.A.
- c. **ZB25/01 - Bulk Variance – Antes - Block 211, Lot 10 - 9 Heck Ave.** - Applicant is seeking bulk variance for expansion of non-conforming driveway and walkway for an existing zoning violation. The applicant is represented by Jeffrey A. Donner, Esq.
- d. **ZB25/02 - Use Variance Major prelim and final Site Plan – Morgan Medical – Block 3301 Lot 8 – 3405 Highway 35** - Applicant is seeking preliminary and final site plan approval for parking lot and site improvements including sign, landscaping, lighting and drainage improvements. The applicant is represented by Jennifer S. Krimko, Esq.
- e. **ZB24/22 – Use/ Bulk Variance, Major prelim and final Site Plan – Crash Champions – Block 514 Lot 1.01 & 3 – 1704 Huntington Ave. & 9 Fisher Ave.** - The Applicant seeks approval to demolish the existing single-family residence, a use variance relief pursuant to N.J.S.A. 40:55D-70(d)(2) for expansion of the existing auto repair facility where the said use is not permitted in the C-7 Zone, and also seeks a bulk variance and design waiver/ exception. The applicant is represented by Jason R. Tuvel, Esq.

V. Adjournment:

Next scheduled meeting will be our **REGULAR MEETING on Wednesday, July 2, 2025 at 7:00 PM** which will take place here, in person, **At 25 Neptune Blvd. Neptune Township Committee Room 2nd Floor.** With no further business before the Board a motion to adjourn was

offered by _____ to be moved and seconded by _____, meeting closed at _____ PM

ZB24/23 - Bulk Variance - 1203 1/2 6th Ave – Block 415, Lot 15 - 1203 1/2 6th Ave – Applicant is seeking bulk variance for rear and side setbacks for a pool.

BOARD NOTES:

[illegible]

Motion to _____ offered by _____ to be moved and seconded by _____

Bascom _____ Brown _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____

Alternates: Dremluk (Alt 1) _____ DiPace (Alt 2) _____ Vacant (Alt 3) _____ Vacant (Alt 4) _____

ZB25/04 - (Bulk Variance) –Chervanek– Block 5603, Lot 9– 404 Concourse West - Applicant is seeking bulk variance for non-conforming 5ft rear setback for new single family dwelling

BOARD NOTES:

[illegible]

Motion to _____ offered by _____ to be moved and seconded by _____

Bascom _____ Brown _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____

Alternates: Dremluk (Alt 1) _____ DiPace (Alt 2) _____ Vacant (Alt 3) _____ Vacant (Alt 4) _____

ZB25/01 - Bulk Variance – Antes - Block 211, Lot 10 - 9 Heck Ave. - Applicant is seeking bulk variance for expansion of non-conforming driveway and walkway.

BOARD NOTES:

[illegible]

Motion to _____ offered by _____ to be moved and seconded by _____

Bascom _____ Brown _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____

Alternates: Dremluk (Alt 1) DiPace (Alt 2) Vacant (Alt 3) Vacant (Alt 4)

Highway 35 - Applicant is seeking preliminary and final site plan approval for parking lot and site improvements including sign, landscaping, lighting and drainage improvements.

[illegible]

Alternates: Dremluk (Alt 1) _____ DiPace (Alt 2) _____ Vacant (Alt 3) _____ Vacant (Alt 4) _____

1.01 & 3 – 1704 Huntington Ave. & 9 Fisher Ave. - The Applicant seeks approval to demolish the existing single-family residence, a use variance relief pursuant to N.J.S.A. 40:55D-70(d)(2) for expansion of the existing auto repair facility where the said use is not permitted in the C-7 Zone, and also seeks a bulk variance and design waiver/ exception

[illegible]

Alternates: Dremluk (Alt 1) DiPace (Alt 2) Vacant (Alt 3) Vacant (Alt 4)