



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, October 1, 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
Vacant
William Frantz
Shane Martins

Shawn Weston
Naomi Riley
Danny Lynn

Brittany Dremluk (Alternate #1)
Lisa DiPace (Alternate #2)
Vacant (Alternate #3)
Vacant (Alternate #4)

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

II. Flag Salute

III. Extension of Time Request:

- a. **ZB21/17 – GSZ Realty, LLC – Block 808, Lots 5, 6, 7, & 8 (now known as Block 808, Lot 5.01) – Monroe Ave, State Highway 35, and West Bangs Ave (now known as 505-507 Highway 35)** – The Applicant was granted Preliminary and Final Major Site Plan approval with Use Variance, Bulk Variance, and Waiver relief via Resolution ZBA#22-11 which was memorialized on June 1, 2022. The Applicant is now seeking a 1-year extension on this approval due to the size of the project and requires additional time to commence construction.

IV. Resolutions to be Memorialized

- a. **ZB25/04 - (Bulk Variance) –Chervanek– Block 5603, Lot 9– 404 Concourse West** - Applicant is bulk variance or other relief so as to permit the applicant to construct 1-1/2 story addition above an existing single-story residence with an additional 2-1/2 story proposed expansion.

V. Applications Under Consideration:

- a. **ZB25/01 - Bulk Variance – Antes - Block 211, Lot 10 - 9 Heck Ave. – Application Withdrawn by applicant.** Applicant is seeking relief for zoning violation and bulk variance for expansion of non-conforming driveway and walkway.
- b. **ZB 25/09 – Bulk Variance – Hope Tower – Block 1201 Lot 4 – 19 Davis Ave. –JERSEY SHORE UNIVERSITY MEDICAL CENTER**, a Division of HMH Hospitals Corp. (the "Applicant"), seeking bulk "c" variance relief relating to property located at 19-21 Davis Avenue, Neptune Township, New Jersey and designated as Block 1201, Lot 4 on the Township's Tax Map (the "Property"), to permit the installation of three (3) mounted wall signs: one (1) above the front entrance and two (2) on the western facade of the HOPE Tower. The Property is located in the Township's Civic ("C") Zone. The Property is presently improved with the Jersey Shore University Medical Center HOPE Tower campus. Applicant is represented by John A. Giunco.

- c. **ZB 25/06 – Bulk Variance – 27 Pinewood Dr – Block 5215 Lot 6 – Nascimento** – applicant is seeking side yard setback variance whereas 10ft/20 ft is required, and 2.40 ft (existing non-conformity) and 23.87 ft exists, and 2.40 ft and 14.36 ft is proposed; and variance from requirements of Ordinance Section 421 Slope Regulations whereas the proposed two story building addition to the existing single family home will result in a greater than a 150 sf disturbance of land. Applicant is represented by Ronald Troppoli, Esq.
- d. **ZB 25/10 - Bulk Variance – 402 Morrissey Rd. – Block 5002 Lot 8 – Peebles -**
Applicant seeks approval to construct second story addition and covered porch on the existing dwelling and new walkway to meet existing driveway, as well as relocate existing shed to a compliant location.
- e. **ZB 25/07 – Bulk Variance – 6 Roberta Dr. – Block 2306 Lot 1 – Garofalo -** applicant bulk variance for rear and side setbacks of the existing accessory structure (pool cabana) and a setback for anew front porch.

VI Adjournment: Next scheduled meeting will be our **REGULAR MEETING on Wednesday, November 5, 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

UNIVERSITY MEDICAL CENTER, a Division of HMH Hospitals Corp. (the "Applicant"), seeking bulk "c" variance relief relating to property located at 19-21 Davis Avenue, Neptune Township, New Jersey and designated as Block 1201, Lot 4 on the Township's Tax Map (the "Property"), to permit the installation of three (3) mounted wall signs: one (1) above the front entrance and two (2) on the western facade of the HOPE Tower. The Property is located in the Township's Civic ("C") Zone. The Property is presently improved with the Jersey Shore University Medical Center HOPE Tower campus. Applicant is represented by John A. Giunco.

[illegible]

Bascom _____ Vacant _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____
 Alternates: Dremluk (Alt 1) _____ DiPace (Alt 2) _____ Vacant (Alt 3) _____ Vacant (Alt 4) _____

BOARD NOTES:

[illegible]

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

ZB 25/10 - Bulk Variance – 402 Morrissey Rd. – Block 5002 Lot 8 – Peebles - Applicant seeks approval to construct second story addition and covered porch on the existing dwelling and new walkway to meet existing driveway, as well as relocate existing shed to a compliant location.

BOARD NOTES:

[illegible]

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

Bascom _____ Vacant _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____

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

ZB 25/07 – Bulk Variance – 6 Roberta Dr. – Block 2306 Lot 1 – Garofalo - applicant bulk variance for rear and side setbacks of the existing accessory structure (pool cabana) and a setback for anew front porch.

BOARD NOTES:

[illegible]

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

Bascom _____ Vacant _____ Weston _____ Riley _____ Martins _____ Frantz _____ Lynn _____

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