



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, November 5, 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	Lisa DiPace (Alternate #1)
Brittany Dremluk	Naomi Riley	Robin Pickett (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. Appointment of new Alternate 2 Member

- a. Robin Pickett as Alternate #2 for 2-year term expiring December 31, 2026**

IV. Resolutions to be Memorialized

- a. 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.**
- b. 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.**
- c. 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.
- d. 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 a new front porch.**

V. Applications Under Consideration:

- a. **ZB25/12 - Bulk Variance – Forebach - Block 5213, Lot 1 - 522 S. Riverside Dr.** –Applicant is seeking a zoning variance to allow us to extend our existing deck by 12 feet off the back of our house. The existing deck is 20 x 10 feet, and this will bring the total dimensions to 20 x 22 feet. The variance is requested due to the footprint of the extension taking place in an area considered 'steep' slope and the southwestern end of the deck will exceeding the rear setback line by 2 feet. The extension is intended to provide more functional outdoor space due to the slope of the terrain in the backyard.
- b. **ZB 24/15 – Bulk Variance – 9 Elmwood Drive 1950, LLC – Block 5309 Lot 7 – 9 Elmwood Dr.** – Applicant requests approval to construct a new single-family residence on the property along with a front yard deck, steps, and a proposed 18' wide driveway. Applicant notes existing variances for lot area where 5,000 exist and where 7,500 square feet are required, a variance for lot width and lot frontage where 50 feet exist and where 75 feet are required, a variance for side yard setback where 10 feet are required and where 4.6 feet exist and are proposed, and a variance for combined side yard setback where 15 feet are proposed and 20 feet are required. Applicants also request a variance relief from the steep slope ordinance.

VI Adjournment: Next scheduled meeting will be our **REGULAR MEETING on Wednesday, December 3, 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

ZB25/12 - Bulk Variance – Forebach - Block 5213, Lot 1 - 522 S. Riverside Dr. –Applicant is seeking a zoning variance to allow us to extend our existing deck by 12 feet off the back of our house. The existing deck is 20 x 10 feet, and this will bring the total dimensions to 20 x 22 feet. The variance is requested due to the footprint of the extension taking place in an area considered 'steep' slope and the southwestern end of the deck will exceeding the rear setback line by 2 feet. The extension is intended to provide more functional outdoor space due to the slope of the terrain in the backyard.

BOARD NOTES:

