



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, September 3, 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)
Robert Hutchinson (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. Resolutions to be Memorialized

None

IV. Applications Under Consideration:

- a. **ZB24/19 - (Use Variance) –Trident Pathway LLC – Block 148, Lot 5– 42 Pilgrim Pathway-** Applicant is Trident Pathway, LLC will seek Minor Site Plan and use/bulk variances approval for the interior remodeling for the 1st floor commercial and 2"d story residential units and the conversion of the 2nd story accessory commercial area into a 2-bedroom apartment. The property is designated on the Tax Map of the Township of Neptune as Block 148, Lot5 and is located in the Historic District Mixed Use (HD-B-1) Zone. seeking bulk variance. (Request to adjourn until December 2025 meeting)
- b. **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. The existing property is existing non-conforming with regard to lot area of 5,952 sf (0.137 ac) where 10,000 sf is required, with a lot width of 50 ft where 100 ft is required, a lot frontage of 62.42 ft where 100 ft is required and the existing North side yard setback of 9.6 ft where 10.0 ft is required. All of these conditions are existing, and proposed to remain, therefore it has been deemed by the township that no variance or any other relief would be required with regard to these non-conformities. The property owner(s) request variance and/or any other relief with respect to the south side yard of the current structure which has an existing non-conforming 5.0' side yard setback where a minimum 10.0 ft setback is required. The property owner(s) propose to maintain the existing non-conforming 5.0 ft south side yard setback while expanding the existing footprint 18' along that 5.0 ft South side yard set back toward the front yard and shore of the Shark River Inlet
- c. **ZB25/01 - Bulk Variance – Antes - Block 211, Lot 10 - 9 Heck Ave. -** Applicant is seeking relief for zoning violation and bulk variance for expansion of non-conforming driveway and walkway. (Possibility of adjournment to October meeting based on change of representation)

- d. **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.

V. Executive Session

VI Adjournment: Next scheduled meeting will be our **REGULAR MEETING on Wednesday, October 15, 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

ZB24/19 - (Use Variance) –Trident Pathway LLC – Block 148, Lot 5– 42 Pilgrim Pathway- Applicant is seeking bulk variance.

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) _____

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

Alternates: Dremluk (Alt 1) _____ DiPace (Alt 2) _____ Hutchinson (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. **ZB 25/09 – Bulk Variance – Hope Tower – Block 1201**

BOARD NOTES:

[illegible]

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

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

ZB 25/09 – Bulk Variance – Hope Tower – Block 1201 Lot 4 – 19 Davis Ave. – Applicant is seeking bulk variance for signage 3 non-illuminated wall mounted signs. Applicant is represented by John A. Giunco.

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)