# Neptune Township ~ Zoning Board of Adjustment
# Regular Meeting Agenda
## Wednesday, November 4, 2026 7:00 P.M.
## Held Remotely Via Zoom

This meeting of the Neptune Township Zoning Board of Adjustment, duly constituted and advertised in accordance with law, is hereby called to order.

This meeting is being conducted remotely via Zoom. Members of the public may participate electronically using the access information provided in the public notice for this meeting.

At this time, please silence all cell phones and other electronic devices. Participants should keep microphones muted unless recognized by the Chair to speak.

OPEN PUBLIC MEETINGS ACT STATEMENT:

In accordance with the Open Public Meetings Act, adequate notice of this meeting was provided by annual notice to the Asbury Park Press and by posting notice on the bulletin board in the Municipal Building and on the Township website. Remote access information was provided in the public notice for this meeting.

PUBLIC PARTICIPATION:

Members of the public wishing to speak during a public portion of the meeting must participate using both audio and video and identify themselves for the record before speaking.

When recognized by the Chair, speakers shall state their name and address for the record. Public comments are limited to five (5) minutes per speaker unless otherwise directed by the Chair. Unused speaking time may not be transferred to another individual.

All testimony will be taken under oath when required by law. Persons providing testimony shall keep their camera activated while speaking and shall not participate while operating a motor vehicle or engaging in other activities that would interfere with the proceedings.

The Board reserves the right to mute participants whose devices create excessive background noise or otherwise disrupt the orderly conduct of the meeting.



If any board member cannot attend, please call or email the board office at
732-988-5200 ext 270 or hkepler@neptunetownship.org.

## I. Roll Call on Board Members:

| | | |
|---|---|---|
| Barbara Bascom | Danny Lynn | Lisa DiPace (Alternate #1) |
| Shawn Weston | Naomi Riley | Robin Pickett (Alternate #2) |
| William Frantz | Brittany Dremluk | Vacant (Alternate #3) |
| Shane Martins | | |

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

## II. Flag Salute

## III. Resolutions for Memorialization:

1. **ZB26/02 - 511 Atkins Ave. – Atkins Development LLC – Mark R. Aikins, Esq.- Block 412 Lot 18 - Applicant is requesting "D/Use" variances to permit the construction of two (2) two unit townhouse buildings (4 total dwellings), with driveway, parking areas, landscaping and other site improvements at the property and to exceed maximum density of 8.7 dwelling units/acre where 21.2 dwelling units/acre is proposed. Applicant is also requesting a "C/Bulk" variances for minimum front yard setback, minimum rear yard setback, and maximum building height.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

2. **ZB 24/15 – 9 Elmwood Drive - 1950, LLC – Timothy Middleton, Esq - Block 5309 Lot 7 — 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.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

3. **ZB26/05 – Remsen Mill Rd. – New Jersey American Water Co. - Niall J. O'Brien, Esq. – Block 4501-Lot 15 – Applicant is requesting Conditional Use Approval and Preliminary and Final Site Plan Approval are being requested for the proposed improvements, which include, but are not limited to, installing 431 feet of new 6-foot-high chain link fencing, and the in-kind replacement of 72 feet of existing chain link fencing, and installing security gates. The Applicant is also proposing the removal of an existing asphalt driveway and associated curbing to be replaced with a buffer of native trees and indigenous, non-invasive vegetation. At this location, the Applicant is proposing an accessory structure with approximate dimensions of 15 feet by 12 feet to house a booster pump system. An existing gravel driveway to the north will also be replaced with native trees and indigenous, non-**

**invasive vegetation and a new access driveway installed to improve access, which will include grading for proper drainage in addition to 51 feet of new concrete curbing. Overall, there will be a net decrease of 1,574 sq ft of impervious coverage associated with the proposed project.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

## IV. Applications for review:

1. **ZB 25/16 – 216 Highway 35 – Abbas Osman Family Trust – Salvatore Alfieri, Esq.- Block 613 Lot 8 – The applicant seeks a waiver of site plan with use and bulk variance relief for a change of use in the existing building. The applicant also seeks approval to allow the property to be used for all permitted uses in the B-1 zone. The current use of the building includes a furniture store and showroom. Applicant seeks to keep the furniture store and utilize the remaining portion as a community wellness center, which is not permitted in the B-1 zone. Thus, a use variance is required. The tenant of the proposed community wellness center is Collaborative Support Programs of New Jersey, Inc. ("CSPNJ"), which is a nonprofit organization providing peer-led, recovery oriented spaces that support individuals in achieving their wellness and recovery goals. CSPNJ has operated peer-led community wellness centers throughout the state of New Jersey for over forty (40) years. Applicant will require a parking variance as well due to insufficient parking.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

2. **ZB26/03 – 66 Main Ave. - Franken, Wayne G & Dawn A - Christopher Beekman, Esq - Block 208 Lot 5 – Zoning Denial Appeal - The applicant has filed a Zoning Appeal and Interpretation, in accordance with N.J.S.A 40:55D-70 et seq., the New Jersey Municipal Land Use Law and the Land Use/Zoning Ordinance of the Township of Neptune. The property is located in the HDB-1 Zone, and is designated as Block 208, Lot 5 on the tax map of the Township of Neptune, and is commonly known as 66 Main Avenue, Ocean Grove, New Jersey. The applicant is the owner of the above property on which a mixed-use commercial/residential property is located - the front unit is a commercial unit and the back two dwellings are both single family residential units and this makeup has existed on the property for decades. Applicant appeals the zoning officer's determination that the use described above has been abandoned and requests an Interpretation from the Township of Neptune Zoning Board to confirm that the existing use on the subject property is that of a mixed use – 1 commercial and 2 residentials.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

3. **ZB26/08 – 1606 Huntington Ave. – Cook, Bart J. – Block 513 – Lot 3 – Applicant is confirming the existing single-family residence as a lawful preexisting non-conforming use within the commercial zone, together with a use variance to permit the construction of an in-ground swimming pool as an accessory use to the existing single-family residence, and any additional variances deemed necessary by the Board.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom_____ Dremluk_____Weston _____ Riley _____ Martins _____ Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

4. **ZB26/06 – 422 Drummond Ave. – 422 Drummond Ave, LLC – Christopher K. Koutsouris, Esq. – Block 609 Lot 15- The applicant is seeking approval for the continued use of an existing nonconforming single-family residential structure after more than 50% of the structure has been replaced.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom___ Dremluk_____Weston _____ Riley _____ Martins _____Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

5. **ZB26/11 119 Inskip Ave. – Niedenstein, Jake & Jessica – Block 287 – Lot 5 – Applicant is appealing the HPC decision for a Storage shed in the rear northeast corner of the yard.**

Motion to_____offered by_____to be moved and seconded by _____

Bascom___ Dremluk_____Weston _____ Riley _____ Martins _____Frantz_____ Lynn_____

Alternates: DiPace (Alt 1) _____Pickett (Alt 2) ___Vacant (Alt 3) _____Vacant (Alt 4) _____

**V. Adjournment: Next scheduled meeting will be on Wednesday, December 2, 2026 at 7:00 PM which will take place remotely via Zoom**

**With no further business before the Board a motion to adjourn was offered by to be moved and seconded by , meeting closed at PM**



If any board member cannot attend, please call or email the board office at
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