



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

This Regular Meeting of the Neptune Township Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at the Municipal Building. Instructions on how to access the meeting via Zoom are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password, if prompted. You will join the meeting when the host grants access and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page:

Topic: 2026.4.4 ZBA Meeting

Time: Mar 4, 2026 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89986359624?pwd=V4yK6ptGHsXBonVCNghMJgHaFw5u9T.1>

Meeting ID: 899 8635 9624

Passcode: 262735

One tap mobile

+13017158592,,89986359624# US (Washington DC)

+13052241968,,89986359624# US

Join by SIP

• 89986359624@zoomcrc.com

Passcode: 262735

Join instructions

[https://us02web.zoom.us/join/89986359624/invitations?signature=KfKxTv9\\_CJ632LHJbxPLOutYW0E4r598rBARWpxHWas](https://us02web.zoom.us/join/89986359624/invitations?signature=KfKxTv9_CJ632LHJbxPLOutYW0E4r598rBARWpxHWas)

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.

**PUBLIC PARTICIPATION IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public. At this time, you must appear with audio and video and must be visible. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public.

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:

**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. Resolutions to be Memorialized: None.**

**IV. Applications Under Consideration:**

**ZB 25/19 – Bulk Variance – 618 Wayside Rd. – PEREZ-GUZMAN, HILMER – Block 1904 Lot 15**

The applicant is seeking a bulk variance Applicant previously received zoning and building permit approval to renovate, reconstruct, and construct additions to the previously existing dwelling including: new second-floor addition over footprint of dwelling's existing first-floor; construction of 2-story addition in front with covered porch and steps; construction of 2-story addition in rear with patio and steps; and, chimney. Applicant was further approved to remove a previously existing, nonconforming shed and related site improvements. During construction more than 50% of the original pre-existing Structure was demolished, resulting in a stop workorder which requires variance approvals in order to recommence work. The resultant structure will be in the same footprint as previously approved and will appear identical to exterior. The difference will be new construction of portions of the building that were supposed to remain.

**VI Adjournment:** Next scheduled meeting will be our REGULAR MEETING on Wednesday, April 8, 2025 at 7:00 PM which will take place here, in person, At 25 Neptune Blvd. Neptune Township Committee Room 2<sup>nd</sup> 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

