



**Neptune Township ~ Zoning Board of Adjustment
Reorganization/Regular Meeting Agenda
Wednesday, June 3, 2026 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

I. Roll Call on Board Members:

Barbara Bascom
Shawn Weston
William Frantz
Shane Martins

Danny Lynn
Naomi Riley
Brittany Dremluk

Lisa DiPace (Alternate #1)
Robin Pickett (Alternate #2)
Vacant (Alternate #3)

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 for review

- 1. ZB 25/20 – 1805 Columbus Ave. – BTP Transportation, LLC – Robert J. McGowan, Esq. – Block 618 Lot 6 - Applicant is requesting bulk “c” variances regarding single and combined side yard setbacks and a front yard setback, so as to permit the reconstruction of the existing fire damaged structure as a new, enlarged single-family residence.**
- 2. ZB 25/16 – 216 Highway 35 – Abbas Osman Family Trust – Salvatore Alfieri, Esq.- Block 613 Lot 8 – Zoning Appeal Applicant is appealing the zoning denial issued by the zoning officer. The applicant seeks to establish that the denied use is a permitted use within the B1 Zone. (Attorney requesting to be carried to next available date)**
- 3. 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.**
- 4. ZB 24/20 – 1010 Old Corlies Ave. – Syed Mehdi – Paul Kapish, Esq. – Block 4302 Lot 3 – The Applicant is seeking minor subdivision approval involving multiple bulk variances including, but not limited to sections 411.07, 412.06, 505.A and 181-406: min. front yard setback, min. side yard setback, combined side yard setback, porches and deck requirements, driveway requirements. The minor subdivision approval also involves a use variance including, but not limited to, section 411.05: two (2) single family dwellings on one (1) lot**
- 5. 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.**

