



**Neptune Township ~ Zoning Board of Adjustment
Reorganization/Regular Meeting Agenda
Wednesday, July 8, 2026 7:00 P.M.
To Be Held Remotely Via Zoom**

This Meeting of the Neptune Township Zoning Board of Adjustment, which has been duly constituted and advertised according to law, is now called to order.

This meeting is being conducted remotely through the Zoom platform. There are no members of the public physically present at the Municipal Building. Members of the public have been provided access to participate electronically through Zoom as set forth in the public notice of this meeting.

At this time, I ask everyone to please silence all cell phones and other electronic devices. If you are participating remotely and there is background noise at your location, please mute your microphone until you are called upon to speak.

The 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.
Public Participation:

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

When recognized by the Chair, speakers shall state their name and address for the record. Public comments will be 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.

Topic: ZBA July 8th Meeting

Time: Jul 8, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86120512345?pwd=rBoKbbT0icaz4QZ4RsaG5McxLqPRRt.1>

Meeting chat link

<https://us02web.zoom.us/jc/86120512345>

Meeting ID: 861 2051 2345

Passcode: 622215

One tap mobile
+16469313860,,86120512345# US
+13017158592,,86120512345# US (Washington DC)

Join by SIP
• 86120512345@zoomcrc.com
Passcode: 622215

Join instructions
<https://us02web.zoom.us/join/86120512345?signature=3B3HgXvNR1xVvC1cAj9CoEa-VHaSlrPJ32YJ0AkX-Mw>

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.
Mike 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. (Attorney requesting to be carried to next available date)**

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.**

V. Adjournment: Next scheduled meeting will be our REGULAR MEETING on Wednesday, September 2, 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**

ZB20/20 – 1805 Columbus Ave. – BTP Transportation, LLC – Robert J. McGowan, Esq. –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.

BOARD NOTES:

[illegible]

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) _____

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