



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, October 2, 2019 at 7:30 PM
Township Meeting Room 2nd Floor**

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, 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 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 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 on the stand. **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 will be sworn in and 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 IT'S 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:

Bryan Acciani
Barbara Bascom
Dr. James Brown
William Frantz, 1st Vice Chairman

James Gilligan, 2nd Vice Chairman
Thomas Healy
Frances Keel
Michael Pullano (Alternate #2)

Naomi Riley (Alternate #1)
Ashley Vidal (Alternate #3)
Paul Dunlap, Chairman

Also Present: Monica C. Kowalski, Esq. - Attorney to the Board
Matt Shafai, PE, PP, CME - Board Engineer
Jennifer C. Beahm, PP, AICP - Board Planner

II. Flag Salute

III. Swearing in of New Board Member

IV. Correspondence: None.

V. Resolutions to be memorialized:

- a. **Resolution ZBA#19/14 – Approval of Use Variance & Minor Site Plan w/Bulk Variances** – Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 - Applicant to replace/update an existing billboard at this location.

Those Eligible: Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Frances Keel, and Paul Dunlap

VI. Applications Under Consideration:

- a. **ZB19/04 (Use Variance)** – Collard Realty, LLC – Block 1002, Lot 16 – 1906 Rutherford Avenue – Applicant is seeking a Use Variance to add warehousing/self-storage by a single user in the existing building. Applicant is represented by Peter S. Falvo, Esq.
- b. **ZB19/06 (Bulk Variances for Additions)** – James & Leslie Dodge – Block 281, Lot 10 – 61 Stockton Avenue (Ocean Grove) – Applicant is proposing a second floor addition over the existing dwelling as well as the enclosure of the existing balcony and screened porch. A new covered porch is proposed over the existing porch along the Stockton Avenue frontage as well as the addition of another covered porch over the existing first floor. Applicant is also proposing interior alterations/renovations; however there is no change in use being proposed.

VII. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on **Wednesday, November 6, 2019 at 7:30 PM** here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

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Enclosed: Completeness Checklist and Application for Bulk/Use Variances (Rec'd 4/23/19)
Community Impact Statement (6/26/19)
Survey of Property (2/22/18)
National Flood Hazard Layer FIRMette (undated)
Photos of Property (undated)
Aerial Photo of Property (undated)
Denial of Zoning Permit (2/22/19)
Certificate of Formation (6/17/16)
Copy of Deed (4/26/18)

Correspondence: Board Planner & Engineer's Review Report (8/14/19)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

Bascom_____ Brown_____ Frantz_____ Gilligan_____ Healy_____ Keel_____ Dunlap_____

Alternates: Riley (Alt 1) _____ Pullano (Alt 2) _____ Ashley Vidal (Alt 3) _____ Bryan Acciani (Alt 4) _____

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Enclosed: Completeness Checklist and Application for Use & Bulk Variances (Received 8/2/19)
Elevation Certificate (5/10/19)
Zoning Permit Denial (6/13/19)
Assignment of Lease (7/19/2017)
Survey of Property (5/10/19)
Architectural Plans (7/9/19)

Correspondence: Memo from HPC to ZBA (9/10/19)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

Bascom_____ Brown_____ Frantz_____ Gilligan_____ Healy_____ Keel_____ Dunlap_____

Alternates: Riley (Alt 1) _____ Pullano (Alt 2) _____ Ashley Vidal (Alt 3) _____ Bryan Acciani (Alt 4) _____