



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
To be Held in the Municipal Complex
25 Neptune Boulevard
2nd Floor Township Committee Meeting Room
Wednesday, December 4, 2024 at 7:30 PM

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 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 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	Shane Martins, 1 st Vice Chair	Danny Lynn (Alternate #1)
Dr. James Brown	Naomi Riley, 2 nd Vice Chair	Brittany Dremluk (Alternate #2)
William Frantz, Chair	Shawn Weston	Shawn Mazur (Alternate #3)
		Lisa DiPace (Alternate #4)

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

II. Flag Salute

III. Executive Session

IV. Resolutions to be memorialized: None.

V. Applications Under Consideration:

- a. **ZB24/17 - (Bulk Variance, Remediate Zoning Violations) – Ruffus – 5310, Lot 6 – 300 Lakewood Rd. –** Applicant is seeking variance relief for a zoning violation. The applicant constructed a retaining wall in a side yard and right of way that created soil disturbance in the steep slope area. The applicant is seeking variance relief to keep the already constructed retaining wall. Applicant is represented by George D. McGill, Esq. **(The Applicants Attorney on behalf of the applicant has requested the application be carried to the next available meeting.)**
- b. **ZB24/12 – (Use Variance for Pre-Existing, Nonconforming Multi-Family) – SRT2 Realty, LLC (Elizabeth Tice) – 201, Lot 4 – 98 Lawrence Avenue –** Applicant is seeking Use Variance approval to renovate the front single-family dwelling by adding a 53 sq. ft. addition to the first-floor kitchen space, as well as an addition of a 70 sq. ft. covered porch in the rear of the front dwelling. Applicant is also proposing to replace the current rear walkway with a 101 sq. ft. new walkway and install a 5 sq. ft. bay window and a 5 sq. ft. gas fireplace on the south side of the house. Applicant is represented by Jeffrey P. Beekman, Esq. **(Originally scheduled for 9/4/2024 and was carried to this meeting 12/4/2024)**
- c. **ZB22/22 – (Use Variance and Site Plan to Remediate Zoning Violations) – Ryal Holdings, LLC – 3001, Lot 6 – 3324 Highway 33 –** Applicant is seeking Use Variance approval as the previously approved residential use has since been abandoned, and the previously approved accessory lawn care company has expanded to a principal use without additional zoning approval. Additional site improvements have also been constructed on the property without approvals, including improvements within wetland areas along the rear of the site. The applicant is now seeking use variance and site plan approval to continue operating the existing lawn care/contractor yard use as a principal use, and to legalize the existing structures and associated site improvements. The applicant is also proposing an infiltration basin to the southeast, landscaping along the eastern property line, and fencing throughout. The existing cloth covered frame structure along the western property line and the bin blocks along the eastern property line are proposed to be removed. Applicant is represented by Jennifer S. Krimko, Esq. **(Originally scheduled for 5/1/2024; the Applicant’s Attorney requested this matter be rescheduled to the meeting of 6/5/2024. Since the Board agreed to meet via Zoom for the month of June, the Applicant’s Attorney felt an in-person meeting would be best and requested to further carry this matter to 7/17/2024 and was partially heard and carried to the 10/9/2024 meeting and then carried to this meeting 12/4/2024.)**

VI. Adjournment:

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, January 15, 2024 at 7:30 PM**

which will take place here, in person, in the Municipal Complex 2nd floor meeting room, 25 Neptune Boulevard.

- 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.

ZB24/12 – (Use Variance for Pre-Existing, Nonconforming Multi-Family) – SRT2 Realty, LLC (Elizabeth Tice) – 201, Lot 4 – 98 Lawrence Avenue – Applicant is seeking Use Variance approval to renovate the front single-family dwelling by adding a 53 sq. ft. addition to the first-floor kitchen space, as well as an addition of a 70 sq. ft. covered porch in the rear of the front dwelling. Applicant is also proposing to replace the current rear walkway with a 101 sq. ft. new walkway and install a 5 sq. ft. bay window and a 5 sq. ft. gas fireplace on the south side of the house. Applicant is represented by Jeffrey P. Beekman, Esq.

Previously Enclosed

- w/9/4/2024 Agenda:
- Community Impact Statement (7/15/2024)
 - Completeness Checklist & Application for Variance(s) (Rec'd 5/17/2024)
 - Zoning Permit Denial (4/15/2024)
 - Copy of Deed (10/4/2023)
 - Resolution of SRT2 Realty, LLC (5/20/2024)
 - Survey of Property (8/24/2023)
 - Architectural Plans (5/16/2024)
 - Use Variance Plan (5/16/2024)

- Currently Enclosed:**
- Use Variance Plan (11/1/2024)**
 - Architectural Plans (11/1/2024)**
 - 98 Lawrence Property Card and Photos (11/22/2024)**
 - 98 Lawrence Rear Yard Comparison (11/22/2024)**
 - Sanborn Maps (11/22/2024)**
 - 96 Lawrence Property Card & Box Window Comparison (11/22/2024)**
 - 94 Lawrence Property Card & Box Window Comparison (11/22/2024)**
 - Neighbor Chimney Comparison (11/22/2024)**

Correspondence: Board Engineer & Planner's Review (8/19/2024)

BOARD NOTES:

Motion to _____ offered by _____ to be moved and seconded by _____
Bascom _____ Brown _____ Weston _____ Riley _____ Martins _____ Frantz _____
Alternates: Lynn (Alt 1) _____ Dremluk (Alt 2) _____ Mazur (Alt 3) _____ DiPace (Alt 4) _____

ZB22/22 – (Use Variance and Site Plan to Remediate Zoning Violations) – Ryal Holdings, LLC – 3001, Lot 6 – 3324 Highway 33 – Applicant is seeking Use Variance approval as the previously approved residential use has since been abandoned, and the previously approved accessory lawn care company has expanded to a principal use without additional zoning approval. Additional site improvements have also been constructed on the property without approvals, including improvements within wetland areas along the rear of the site. The applicant is now seeking use variance and site plan approval to continue operating the existing lawn care/contractor yard use as a principal use, and to legalize the existing structures and associated site improvements. The applicant is also proposing an infiltration basin to the southeast, landscaping along the eastern property line, and fencing throughout. The existing cloth covered frame structure along the western property line and the bin blocks along the eastern property line are proposed to be removed. Applicant is represented by Jennifer S. Krimko, Esq.

Previously Enclosed
w/5/1/2024 Agenda: Checklist & Application for Variance & Site Plan (Rec'd 12/21/2022)
Copy of Prior Approval from 1997 (6/4/1997)
Copy of Prior Approval from 2007 (7/25/2007)
Copy of Deed (3/15/2005)
Copy of Zoning Permit Denial (7/7/2022)
Community Impact Statement (9/18/2023)
Traffic Circulation Report (10/17/2023)
Environmental Impact Statement (5/2023)
Drywell Sizing Report (11/3/2023)
Topographic Survey of Property (10/13/2022)
Use Variance Site Plans (3 sheets) (10/31/2023)

Previously Enclosed
w/7/17/2024 Agenda: Amendment to Application (Rec'd 6/4/2024)

Previously Enclosed
w/10/9/2024 Agenda: Letter in response to questions and comments (9/27/2024)
Drainage Study (9/26//2024)
Results of Groundwater Sampling (9/26/2024)
Revised Plans (9/26/2024)

Previous Exhibits
Submitted 10/9/2024: CEA
Color Site Rendering
Historic Coverage
Final Planners Exhibit

Prior Correspondence
w/ 5/1/2024 Agenda: Board Engineer & Planner's Review (4/2/2024)

BOARD NOTES:

