



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday March 18, 2015 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Frances Keel, Joe Sears, Paul Dunlap, Monica Kowalski, Esq. – Board Attorney, Matt Shafai, PE – Board Engineer, Jennifer Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC

Absent: Rev. Joseph Calhoun, James Gilligan, Carol J. Rizzo

OPENING:

Meeting called to order by Chairman Paul Dunlap at 7:30 PM. Chairman Dunlap advised the public of fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

ZB14/21 – GS Realty Corp. – Block 3301, Lots 8 & 12 (formerly Block 7019, Lots 2.01 & 7) – 3454 West Bangs Avenue – Applicant is seeking Use Variance and Preliminary and Final Major Site Plan approval for Office Building and Parking Area.

Bob McGowan, Esq. – Attorney representing GS Realty Corp.

The current use on the property is an office/medical building which is currently vacant.

Stanley Koreyva – took over property from Solomon Dwek – the potential tenants they have had were mostly medical in nature and there has not been enough parking for them to consider renting space. There has been interest from orthopedic and gastroenterology type medical.

John Vincenti, PE, PP, CME – accepted as professional by the Board.

Reviewed Board Engineer's Review Report
Reviewed Board Planner's Review Report
Township Engineer's Comments reviewed
Variances requested were reviewed
Lighting was reviewed
Sidewalk was reviewed
County Approvals required
Drainage Issues were reviewed

Meeting open to public:

Doug Heidel – 6 Randi Way
Robert Polk – 4 Randi Way

****THE BOARD TAKES A RECESS FROM 9:11 PM – 9:18 PM. Roll call taken and all members still present****

Scott Kennel – McDonough & Rea Associates – Accepted by the Board – provided testimony with regard to the traffic report his office prepared.

Allison Coffin, PP, AICP – Professional Planner – Accepted by the Board – provided the positive and negative criteria in support of the parking lot use.

Meeting opened for public comment at 9:45 PM

Eileen Heidel – 6 Randi Way – refers to Sheet 4 of 8 and requests a continuation of fencing across the lots that Solomon Dwek never continued.

Applicant will comply with Shade Tree Comments and will fulfill request for consistent fencing across the property line in the rear.

Sidewalk will be provided to connect parking area with office building.

Sidewalk will be provided along the frontage of West Bangs Avenue.

Based upon the application before the Board, Thomas Healy makes a motion to approve the application as discussed, moved and seconded by William Frantz.

Those who voted YES: Barbara Bascom, William Frantz, Dianna Harris, Thomas Healy, Joe Sears, and Paul Dunlap

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: James Gilligan, Carol Rizzo, and Rev. Joseph Calhoun

ADJOURNMENT:

A motion was made by William Frantz and seconded by Joe Sears to adjourn at 9:58 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, April 1, 2015 at 7:30 PM, which will be held here at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment.