



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, February 1, 2017 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

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

Absent: Dr. James Brown, James Gilligan, and Joe Sears.

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:

ZBA#17/02 – Resolution Approving Appointment of Board Professionals 2017

ZBA#17/03 – Resolution Approving the Election of Chairperson 2017

ZBA#17/04 – Resolution Approving the Election of 1st Vice Chairperson 2017

ZBA#17/05 – Resolution Approving the Election of 2nd Vice Chairperson 2017

ZBA#17/06 – Resolution Approving the Designation of Official Newspapers 2017

NEW BOARD MEMBER: Mr. Theopolis Stewart is sworn in as Alternate #3

DISCUSSIONS:

ZB16/19 – Sprout Health – Block 114, Lot 12 – 8 Ocean Avenue (Ocean Grove) – WITHDRAWN

ZB16/21 – Judy Soltis – Block 163, Lot 1 – 78 Mt. Hermon Way (Ocean Grove) – Applicant is seeking a bulk variance for fence height in the side and rear yard areas with arbor.

Ms. Judy Soltis owner of 78 Mt. Hermon Way – sworn in.

Ms. Soltis is seeking to replace an existing 6 ft fence with a 6 foot fence.

Exhibit A-1 – photos taken by Ms. Soltis today 2/1/17

Security vs. Conformity issues are discussed.

Based upon the application and the testimony provided to the Board, Thomas Healy made a motion to approve the fence height and gates subject to HPC Certificate of Appropriateness for style/type, moved and seconded by William Frantz.

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

Those who voted NO: Frances Keel

Those who ABSTAINED: None.

Those ABSENT: James Gilligan, Joe Sears, and Dr. James Brown

ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision) – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 4001, Lots 1, 2, 3, & 8 and Block 4101, Lots 13 & 14 (formerly Block 1500, Lots 1, 2, 5, 20, 21, & 22). Plans had been revised to eliminate the proposed commercial space and reduce the number of proposed apartment units from 312 to 272; therefore, the project now involves only Block 4001, Lots 1, 2, 3, & 8 (formerly Block 1500, Lots 5, 20, 21, & 22).

Applicant is represented by Guliet D. Hirsch, Esq. and Chad Warnken, Esq.

Notice is accepted and the Board accepts jurisdiction.

This is a continuation of an application which was carried from a previous meeting.

Mr. Stewart will complete reading transcripts for the next hearing.

Dismissal and Appeal discussed.

Originally 312 units were being proposed which has been reduced to 272 units in response to public concern.

Thirteen (13) apartment buildings are being proposed:
Five (5) 2-story buildings along Oakcrest
Six (6) 3-story buildings in the center of the site
Two (2) 4-story buildings along Hovchild Boulevard

Plus one (1) Clubhouse with Pool for the Community

Exhibit A-7 (revisited) - Aerial Photo of subject property with color-coded zoning overlay prepared by Beacon Planning and Consulting Services, LLC

****Board takes a short recess and returns at 8:35 PM – all members still present****

Brian Murphy, PE – sworn in, qualified, and accepted by the Board.

Exhibit A-2 (revisited) - Overall Variance Map prepared by FWH Associates, P.A. dated September 13, 2012 consisting of three (3) sheets

Exhibit A-51 marked – Preliminary Major Site Plan prepared by FWH Associates, PA dated August 9, 2013 and revised through March 24, 2015 consisting of twenty-five (25) sheets

Exhibit A-52 marked – Architectural Plans prepared by Cozzarelli Cirminiello Architects, LLC dated August 8, 2013 and revised through December 30, 2014 consisting of nine (9) sheets

Exhibit A-53 marked – Stormwater Management Report and Drainage Area Maps prepared by FWH Associates, PA dated December 31, 2014

Exhibit A-54 marked – Addendum to the Stormwater Management Report prepared by FWH Associates, PA dated March 23, 2015

Exhibit A-55 marked – Letter addendum to Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. dated March 23, 2015

Exhibit A-56 marked – Letter addendum to Community Impact Statement prepared by Beacon Planning and Consulting Services, LLC dated March 30, 2015

Exhibit A-57 marked – Color Rendering of Sheet 3 of A-51 prepared by FWH Associates, PA dated March 24, 2015 consisting of one (1) sheet depicting view along Oakcrest with 2-story building stepping up to 4-story building along Hovchild.

There are 272 units proposed to be built within phases. All access to the site is provided off Hovchild Boulevard.

Exhibit A-58 marked - View from 26 Oakcrest Drive labeled Exhibit 3 (depicting adjacent two-story buildings) prepared by FWH Associates, PA dated March 6, 2013 consisting of one (1) sheet

Exhibit A-59 marked - Field of view from adjacent home prepared by FWH Associates, PA dated December 20, 2016 consisting of one (1) sheet

It is testified it is approximately 385 feet to the 3-story buildings from Oakcrest.

There are buffer plantings and a fence proposed along Oakcrest. 6-8 foot plantings are proposed. Landscaping can be substituted and supplemented per Applicant's Attorney.

A Conservation Easement is appropriate.

Exhibit A-60 marked - Mark-up of Sheet 3/25 of A-51, Parking Reduction Exhibit. There are only 522 spaces required and can the currently proposed parking can be reduced to 553

Stormwater Management is discussed regarding the current plan. They are able to reduce the numbers and they are still deminimus.

Chain link is currently proposed around the basin. It is testified that this can be replaced with post and rail with mesh to bring to compliance with Ordinance.

Lots are proposed to be consolidated.

Handicap ramps will be provided.

Signs are being proposed at the entrance to the site.

Meeting is open to the public for this witness only at this time:

Gerald Azzolini – 25 Maplecrest – Questions regarding walking trail. Mr. Murphy shows Mr. Azzolini where the trail is located on the plan.

The proposed fence along Oakcrest is proposed 30 feet off the street within the buffer area.

Martha Applegate – 25 Roberts Drive

Mike Golub – 305 Cliffwood – Stormwater discussion

Tadd Adams – 17 Jeanne Drive

Helen Shaffer – 500 Helen Terrace

Michael Cusano – 27 Maplecrest – questions regarding elevations and grades.

Ronald Gasiorowski, Esq. – Questions regarding Exhibit A-57 and fields of vision from Oakcrest as well as buffers and parking areas.

****Board takes a brief recess at 10:24 PM – Board returns at 10:32 PM – all members still present****

0.6 Floor Area Ratio permitted.

0.26 Floor Area Ratio provided.

Jennifer Beahm questions the 0.5 reduction and requests verification of the calculation.

The Board and Applicant agree to carry this matter to the March 15, 2017 meeting for continuation with no further notice being required.

ADJOURNMENT:

With no further business before the Board this evening, a motion was made by Thomas Healy and seconded by William Frantz to adjourn at 10:35 PM. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on Wednesday, March 15, 2017 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.