



**Neptune Township ~ Zoning Board of Adjustment
Special Meeting Minutes
Wednesday, October 17, 2018 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present: Barbara Bascom, William Frantz, James Gilligan, Frances Keel, Joe Sears, Monica Kowalski, Esq. – Board Attorney, and Helen Zincavage – Board Planner

Absent: Dr. James Brown, Thomas Healy, Michael Pullano, Naomi Riley, Paul Dunlap

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

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

ZB18/09 (Use Variance & Minor Site Plan w/Bulk Variances) – GJA Construction Inc. (Gulf) – 1705 Corlies Avenue – Block 1104, Lot 6 - The Applicant is proposing the replace the existing fuel station canopy, replace the existing freestanding sign, and provide striping for two parking spaces, including one ADA accessible parking space and a ramp to the convenience store entrance.

Applicant is represented by David Hodulik, Esq. – Notice is accepted by the Board

Mr. Hodulik indicates the owner purchased the property from Getty and has been trying to upgrade. A few months ago they started to replace the tanks for State compliance and in the process found abandoned tanks below the existing canopy. The owner is proposing a Gulf in lieu of a Getty; therefore the applicant is requesting signage as well as the canopy since they are before the Board.

Michael Galante, PE, PP sworn in along with Matt Galasso the owner's representative.

Mr. Galante provides his CV and he is accepted by the Board. Mr. Galante indicates they are planning to upgrade the parking area and will stripe a stall closest to the building for handicap purposes and provide a handicap ramp. The applicant is proposing to relocate and enclose the dumpster within a masonry enclosure on the eastern side of the site. There is a buffer strip at the rear and east side of the site which will allow more landscaping.

1. The new canopy is proposed to be equal or lesser than the existing and will make that a condition of approval.
2. Will provide a lighting plan for approval with regard to the canopy.
3. No illumination proposed on facia.
4. Will remove larger accessory structure and increase green space to comply with coverage.
5. Base planting will be provided around the freestanding sign.

The Board discusses the existing sign which is located 4 feet +/- from the property line.

Exhibit A-1 – Elevation view of existing sign (undated).

The existing sign is Getty Food Mart + 2 pricing signs, 76 s.f. existing at a height of +/- 26 feet. Proposing a 20 foot high sign and 25 s.f. Gulf with 33.33 s.f. pricing for regular and premium 20 s.f. Proposing less height and less square footage requirements.

Applicant is willing to reduce the height of the freestanding sign slightly to comply more and will mill and overlay existing pavement.

A discussion takes place with regard to bifurcation of the Use Variance and Site Plan.

James Gilligan – requests the applicant be careful about stabilizing the site and that a compaction test be done.

Matt Galasso – sworn in – indicates there has been remediation on the site for over 15 years.

Mr. Hodulik provides a summation and it is agreed to bifurcate the Use portion from the Site Plan portion of the application tonight.

The Applicant must return with revised plans for the December 5, 2018 meeting for Site Plan review. No further notice will be provided.

Based upon the application submitted and the testimony provided to the Board, James Gilligan made a motion to APPROVE THE USE VARIANCE portion of the application along with permission to reconstruct a new canopy pending the receipt and approval of revised Site Plans, moved and seconded by Joe Sears.

Those who voted YES: Barbara Bascom, William Frantz, James Gilligan, Frances Keel, Joe Sears

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Thomas Healy, Paul Dunlap, Dr. James Brown, Naomi Riley, and Michael Pullano

ADJOURNMENT:

A motion was made by James Gilligan and seconded by Joe Sears to adjourn at 9:09 PM. The next meeting of the Zoning Board of Adjustment will be our Regular Meeting on Wednesday, November 7, 2018 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.