



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Minutes
Wednesday, January 16, 2019 at 7:32 PM
Municipal Complex, 2nd Floor, 25 Neptune Boulevard**

ATTENDANCE:

Present : William Frantz, James Gilligan, Thomas Healy, Frances Keel, Michael Pullano, Naomi Riley, Ashley Vidal, Monica Kowalski, Esq. – Board Attorney, Jennifer C. Beahm, PP, AICP - Board Planner, and Torro Reporting, LLC.

Absent: Barbara Bascom, Joyce Bradley, Dr. James Brown, and Paul Dunlap

OPENING: Meeting called to order by Chairman William Frantz at 7:32 PM. Chair Frantz advised the public of fire exits and how the meeting will proceed.

NEW & RE-APPOINTED BOARD MEMBERS SWORN IN: Naomi Riley and Ashley Vidal

RESOLUTIONS MEMORIALIZED:

- a. **ZBA#19/04 – Appointment of Board Professionals for 2019**
- b. **ZBA#19/05 – Election of Chairperson 2019 – Paul Dunlap**
- c. **ZBA#19/06 – Election of 1st Vice Chairperson 2019 – William Frantz**
- d. **ZBA#19/07 – Election of 2nd Vice Chairperson 2019 – James Gilligan**
- e. **ZBA#19/08 – Designation of Official Newspapers for Publication of Legal Notices for 2019 – Asbury Park Press and the Coaster**

DISCUSSIONS:

ZB18/14 (Bulk Variances) – Ocean Groove, LLC – Block 213, Lot 3 – 36 Heck Avenue (Ocean Grove) – Applicant is seeking to rebuild the front porch in the same location due to structural issues.

Thomas C. Jardim, Esq. representing Ocean Groove, LLC (also managing member)

Notice is accepted and the Board has jurisdiction to hear.

Brian Berzinskis, AIA of Grasso Design Group is sworn in.

It is described this is a 3-story building. Originally this was a small cottage built in 1881 which has been added onto over the years. The third floor was covered in the 1940's.

During construction of the repair of the front porch it was discovered there was a support problem. They have since terminated the relationship with the contractor.

Mr. Berzinskis is qualified and accepted.

Mr. Berzinskis describes the majority of the work pertains to the front porch, nothing is changing, just completing and rebuilding in accordance to what was approved by HPC. The front yard setback is an existing condition and the steps are remaining identical.

Thomas Healy questions who the contractor was – it is indicated it is not applicable. Mr. Healy questions the back door and deck? – Mr. Jardim indicates the existing will stay and now a 2nd back entrance in the rear is proposed, but no relief required or requested.

Jennifer Beahm discusses positive/negative criteria and takes not exception to the Board granting the requested relief.

Open to Public:

Kathleen O'Connell of 35 Embury Avenue – lives behind the property in question – indicates there is no door and most windows are open and there is concern in the neighborhood as it is open to the elements – It is indicated this is beyond the scope of the Zoning Board of Adjustment.

Open to Public Comments:

Kathleen O'Connell of 35 Embury Avenue – sworn in – in her opinion she feels she is obligated as she lives 9 feet from this continued demolition project – toilets on the roof and dealing with this for 2 years. She indicates they are not good neighbors – She asks Ocean Groove to please get their “Groove on and fix this mess”.

Thomas Jardim apologizes to Ms. O'Connell and indicates he is not aware of windows being open. It is not their intention to be a bad neighbor. He understands and appreciates their patience through this process.

Based upon the application submitted and the testimony provided to the Board, James Gilligan made a motion to approve the application as discussed and presented, moved and seconded by Naomi Riley.

Those who voted YES: James Gilligan, Thomas Healy, Frances Keel, Naomi Riley, Michael Pullano, Ashley Vidal, and William Frantz

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Barbara Bascom, Dr. James Brown, Joyce Bradley, and Paul Dunlap

ADJOURNMENT:

A motion was made by Thomas Healy and seconded by Michael Pullano to adjourn the meeting at 7:57 PM. All in favor. The next meeting of the Zoning Board of Adjustment will our Regular Meeting on Wednesday, February 6, 2019 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 Dickert, Administrative Officer to the Board of Adjustment.