



Where Community, Business & Tourism Prosper

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, March 4, 2020 at 7:30 PM
Township Meeting Room 2nd Floor**

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, 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 on the stand. **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 will be sworn in and 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:

Barbara Bascom	James Gilligan, 2 nd Vice Chair	Naomi Riley (Alternate #1)
Dr. James Brown	Thomas Healy	Derel Stroud (Alternate #4)
Paul Dunlap, Chair EXCUSED	Frances Keel	Ashley Vidal (Alternate #3)
William Frantz, 1 st Vice Chair	Michael Pullano (Alternate #2)	

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

II. Flag Salute

III. Swearing in of New/Reappointed Board Members

- a. **Michael Pullano as Alternate #2 to a two-year term expiring December 31, 2021**
- b. **Derel Stroud as Alternate #4 to a two-year term expiring December 31, 2021**

IV. Resolutions to be memorialized:

- a. **ZBA#20-03 – Appointment of Board Professionals for 2020**
Those Eligible: James Gilligan, Thomas Healy, Frances Keel, Naomi Riley, Ashley Vidal, and William Frantz
- b. **ZBA#20-04 – Election of Chairperson 2020 – Paul Dunlap**
Those Eligible: James Gilligan, Thomas Healy, Frances Keel, Naomi Riley, Ashley Vidal, and William Frantz
- c. **ZBA#20-05 – Election of 1st Vice Chairperson 2020 – William Frantz**
Those Eligible: James Gilligan, Thomas Healy, Frances Keel, Naomi Riley, Ashley Vidal
- d. **ZBA#20-06 – Election of 2nd Vice Chairperson 2020 – James Gilligan**
Those Eligible: Thomas Healy, Frances Keel, Naomi Riley, Ashley Vidal, and William Frantz
- e. **ZBA#20-07 – Designation of Official Newspapers for Publication of Legal Notices for 2020 – Asbury Park Press and the Coaster**
Those Eligible: James Gilligan, Thomas Healy, Frances Keel, Naomi Riley, Ashley Vidal, and William Frantz

V. Applications Under Consideration:

- a. **ZB20/01 (Bulk Variance)** – Matthew & Brady Connaughton – Block 5111, Lot 8 – 626 S. Riverside Drive – Applicant is seeking a Bulk Variance for driveway width as it has been constructed wider than that which was approved and/or permitted in order to provide a safe turnaround due to hidden driveway, busy S. Riverside Drive, and a tree obstructing the sight triangle of the driveway.
- b. **ZB19/04 (Use Variance)** – Collard Realty, LLC – Block 1002, Lot 16 – 1906 Rutherford Avenue – Applicant is seeking a Use Variance to add warehousing/self-storage by a single user in the existing building. Applicant is represented by Peter S. Falvo, Esq. ****Partially heard on October 2, 2019, carried to December 4, 2019, then carried to February 5, 2020, and further carried to this meeting which required the Applicant to renounce.****
- c. **ZB20/02 (Bulk Variance)** – Natia DeFaria – Block 118, Lot 20 – 12 New York Avenue – Applicant is seeking a Bulk Variance for retaining wall which was built without obtaining the necessary permits. Applicant is represented by Jennifer S. Krimko, Esq.

VI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting** on **Wednesday, April 1, 2020 at 7:30 PM** here in the Municipal Complex, 2nd floor meeting room.

- 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.

