



## Neptune Township ~ Zoning Board of Adjustment Reorganization/Regular Meeting Agenda Wednesday, January 14, 2026 7:00 P.M.

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 at the side and rear of this room. 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 10:30 p.m. No new applications will begin after 9:30 p.m. nor will any new witnesses or testimony begin after 10:00 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 testifying. **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 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

The Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others. If there is a lot of background noise at your location I ask that you please move to a quiet location and/or mute your device until you are called upon to speak.

**I. Roll Call on Board Members:**

Barbara Bascom  
Shawn Weston  
William Frantz  
Shane Martins

Danny Lynn  
Naomi Riley  
Brittany Dremluk

Lisa DiPace (Alternate #1)  
Robin Pickett (Alternate #2)  
Vacant (Alternate #3)

Also Present: Monica C. Kowalski, Esq.  
Matt Shafai, PE, PP, CME  
Jennifer C. Beahm, PP, AICP

**II. Flag Salute**

**III. Swearing in of New/Reappointed Board Members**

- a. **Shawn Weston to a four-year term expiring December 31, 2029**
- b. **Barbara Bascom to a four-year term expiring December 31, 2029**

**IV. Appointment of Board Professionals:**

- a. **The Membership of the Board of Adjustment will now recommend the following Professionals:**

- i. **Appointment of Board Attorney for 2026 – based on the recommendations of the Subcommittee.**

Offered the name of \_\_\_\_\_ as attorney to the Board of Adjustment. Decision is based upon the review and recommendations of the Board Subcommittee who reviewed bid qualifications/proposals submitted to the Municipal Clerk on December 7, 2025.

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

- ii. **Appointment of Board Engineer for 2026 based on the recommendations of the Subcommittee.**

Offered the name of \_\_\_\_\_ as engineer to the Board of Adjustment. Decision is based upon the review and recommendations of the Board Subcommittee who reviewed bid qualifications/proposals submitted to the Municipal Clerk on December 7, 2025.

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

## V. Reorganization

### a. The Membership of the Board of Adjustment will now elect the following officers:

#### i. Election of Chairperson

\_\_\_\_\_ offered the name of \_\_\_\_\_ for the position of Chairperson for 2026

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

#### ii. Election of First Vice Chairperson

\_\_\_\_\_ offered the name of \_\_\_\_\_ for the position of 1st Vice Chairperson for 2026

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

#### iii. Election of Second Vice Chairperson

\_\_\_\_\_ offered the name of \_\_\_\_\_ for the position of 2nd Vice Chairperson for 2026

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

### b. Designation of newspapers for publication of legal notices in 2026

Confirm the designation of newspapers to be used by the Public and the Zoning Board of Adjustment for all public/legal notices. The Coaster has been designated by the Township Committee as the official newspaper of the Township of Neptune and the Asbury Park Press has been designated by the Township Committee to receive all notices of meetings as required under the Open Public Meetings Act. It is the opinion of the Township Committee that the Asbury Park Press has the greatest likelihood of informing the public within the jurisdiction of this Board.

Motion made by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

c. **Confirm the Regular and Special Meeting dates for the Zoning Board of Adjustment for the 2024 Calendar Year – All meetings will commence at 7:30 PM and be held in the Municipal Complex, 25 Neptune Boulevard, 2<sup>nd</sup> Floor Meeting Room unless otherwise noticed.**

Regular Meeting dates: (\* indicates out of order and not the first Wednesday)

January 14th *	Reorganization &
Regular Meeting	August 5th
February 4th	September 2nd
March 4th	October 7th
April 1st	November 4th
May 6th	December 2nd
June 3rd	<b>January 6, 2027 *</b> - Reorganization &
July 1st	& Regular Meeting

Additional Meeting dates if required due to volume of applications and/or special meeting requests, the following dates have been listed, thus no further advertising will be necessary: (\* indicates out of order and not the third Wednesday)

February 11th	August 12th
March 11th	September 9th
April 8th	October 14th
May 13th	November 11th
June 10th	December 9th
July 8th	

Moved by \_\_\_\_\_ and second by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) \_\_\_\_\_ Pickett (Alt 2) \_\_\_\_\_ Vacant (Alt 3) \_\_\_\_\_ Vacant (Alt 4) \_\_\_\_\_

**VI. Resolutions to be memorialized: None.**

**VII. Applications for review**

- 1. ZB/16 – 216 Highway 35 – Abbas Osman Family Trust – Salvatore Alfieri, Esq. – Zoning Appeal Applicant is appealing the zoning denial issued by the zoning officer. The applicant seeks to establish that the denied use is a permitted use within the B1 Zone.**

**VIII. Adjournment of Reorganization Meeting:**

- With no further reorganization requirements before the Board a motion to adjourn the Reorganization Meeting and to Open the Regular Meeting was offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_, Reorganization meeting closed at \_\_\_\_\_ PM.

**ZB/16 – 216 Highway 35 – Abbas Osman Family Trust – Salvatore Alfieri, Esq. – Zoning Appeal**  
Applicant is appealing the zoning denial issued by the zoning officer. The applicant seeks to establish that the denied use is a permitted use within the B1 Zone.

## BOARD NOTES:

Motion to \_\_\_\_\_ offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Bascom \_\_\_\_\_ Dremluk \_\_\_\_\_ Weston \_\_\_\_\_ Riley \_\_\_\_\_ Martins \_\_\_\_\_ Frantz \_\_\_\_\_ Lynn \_\_\_\_\_

Alternates: DiPace (Alt 1) Pickett (Alt 2) Vacant (Alt 3) Vacant (Alt 4)