



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
TO BE HELD REMOTELY VIA ZOOM  
WEDNESDAY, JUNE 5, 2024  
BEGINNING AT 7:30 PM**

This Regular meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 7:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. If you are objecting or wish to provide comment on any of the applications, you must appear with audio and video as you will be sworn in and provide same under oath and must be visible. There will be no individuals present at the Municipal Building. Instructions on how to access the meeting via Zoom are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password, if prompted. You will join the meeting when the host grants access and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page:

<http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

Topic: Zoning Board of Adjustment Regular Meeting  
Time: Jun 5, 2024 07:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88071213200?pwd=SWh5Q00lEZkNYTUFRMjliZlBTeFNxUT09>

**Meeting ID:** 880 7121 3200

**Passcode:** 854953

**One tap mobile**

+16465588656,,88071213200#,,,,\*854953# US (New York)

+16469313860,,88071213200#,,,,\*854953# US

**Dial by your location**

- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US

- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US

**Meeting ID:** 880 7121 3200

**Passcode:** 854953

Find your local number: <https://us02web.zoom.us/j/kB9z1UQ8k>

### **PUBLIC PARTICIPATION IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public to ask questions ONLY of each of the applicants and/or their professionals once they have completed their testimony. At the end of each application, the Board Chair will then open the meeting to the public for comments or opinions. At this time, you must appear with audio and video as you will be sworn in and must be visible. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence and placed on the Township's website for public viewing, if deemed appropriate. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

### **PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

### **ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-897-4162 Ext. 204 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file would be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

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:

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 testifying. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION.** Each member of the Public who wishes to **QUESTION** this witness **MUST** make themselves known by either raising their virtual hand or physical hand if you are participating with video. If you are participating by phone only, please unmute yourself and make yourself known so we can recognize your question. Please wait to be called upon by the Chairperson before speaking.

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 must be visible and audible by video and 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 on Board Members:**

Barbara Bascom	Shane Martins, 1 <sup>st</sup> Vice Chair	Danny Lynn (Alternate #1)
Dr. James Brown	Naomi Riley, 2 <sup>nd</sup> Vice Chair	Brittany Dremluk (Alternate #2)
William Frantz, Chair	Shawn Weston	Shawn Mazur (Alternate #3)
		Lisa DiPace (Alternate #4)

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

**II. Flag Salute**

**III. Resolutions to be memorialized:**

- a. **ZBA#24-18 – Approval of Bulk Variance for Gutter Projection – Quaker Inn, LLC – Block 165, Lot 17 – 37 Main Avenue (Ocean Grove)**

*Those Eligible:* Dr. James Brown, Shawn Weston, Danny Lynn, Lisa DiPace, Naomi Riley, Shane Martins, William Frantz

**IV. Applications Under Consideration:**

- a. **ZB23/02 – (Conditional Use Variance, Bulk Variances, & Site Plan) – Galilee Eglise Advantiste, Inc. Church – Block 3301, Lot 4 – 3313 Highway 33 – Applicant is seeking Preliminary and Final Major Site Plan and Conditional Use Variance approval to remove the existing concrete walkway and brick columns south of the existing 1.5-story dwelling, remove the existing asphalt driveway and parking area, convert the existing single-family residence to a church use and construct a one-story, 4,000 sq. ft. sanctuary addition with a basement level to the existing 1.5-story dwelling. The Applicant is also proposing 64 parking spaces including three (3) ADA spaces, as well as a dumpster enclosure to the east and a new full-movement driveway to Route 33. The Applicant is also proposing associated site improvements which include curbing, sidewalks, wall signage, landscaping, lighting, and stormwater management facilities. Applicant is represented by Ronald J. Troppoli, Esq. **(Partially heard on 12/6/2023 and further carried for various reasons. The plans had been revised and a technical review took place with the Board’s Professionals last month at which time additional revisions were discussed and therefore, the Applicant has now requested to carry this matter to 9/4/2024, new notice will be provided for the 9/4/2024 meeting date.)****
- b. **ZB22/22 – (Use Variance and Site Plan to Remediate Zoning Violations) – Ryal Holdings, LLC – 3001, Lot 6 – 3324 Highway 33 – Applicant is seeking Use Variance approval as the previously approved residential use has since been abandoned, and the previously approved accessory lawn care company has expanded to a principal use without additional zoning approval. Additional site improvements have also been constructed on the property without approvals, including improvements within wetland areas along the rear of the site. The applicant is now seeking use variance and site plan approval to continue operating the existing lawn care/contractor yard use as a principal use, and to legalize the existing structures and associated site improvements. The applicant is also proposing an infiltration basin to the southeast, landscaping along the eastern property line, and fencing throughout. The existing cloth covered frame structure along the western property line and the bin blocks along the eastern property line are proposed to be removed. Applicant is represented by Jennifer S. Krimko, Esq. **(Originally scheduled for 5/1/2024; however, due to a possible deficiency in notice, the Applicant’s Attorney requested this matter be rescheduled to this meeting of 6/5/2024. Since the Board agreed to meet via Zoom this month, the Applicant’s Attorney felt an in-person meeting would be best and requested to further carry this matter to the 7/17/2024 meeting and will provide notice for the 7/17/2024 meeting date.)****

- c. **ZB24/06 – (Use & Bulk Variances to Renovate an Existing Nonconforming Single-Family Dwelling located in a C-7 Zone) – R and M Enterprises, LLC – Block 516, Lot 9 – 1230 Corlies Avenue** – The Applicant is proposing to renovate the existing non-conforming detached single-family dwelling by reducing the number of bedrooms from 3 to 2 (1,300 s.f.), reconstructing the front porch (138 s.f.), providing new stairs, and removing an existing 95 s.f. shed. There are no changes proposed to the building and patio footprints and the overall building coverage will be reduced from 8.1% to 7.0%. Residential uses are not permitted in the C-7 Zone; therefore, any proposed improvements to this structure represent an expansion of the pre-existing nonconforming use. Applicant is represented by Ronald J. Troppoli, Esq.

**V. Adjournment:**

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, July 17, 2024 at 7:30 PM** which will take place in person, in the Municipal Complex 2<sup>nd</sup> floor meeting room, located at 25 Neptune Boulevard.
- 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.

