



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
To be Held in the Municipal Complex  
25 Neptune Boulevard  
2<sup>nd</sup> Floor Township Committee Meeting Room  
Wednesday, July 17, 2024 at 7:30 PM**

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 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** 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.

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

Barbara Bascom	Shane Martins, 1 <sup>st</sup> Vice Chair	<del>Danny Lynn (Alternate #1)</del> <b>EXCUSED</b>
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#24-19 – Approval of Use and Bulk Variance(s) to renovate existing nonconforming single-family dwelling in a C-7 Zone – R and M Enterprises, LLC – Block 516, Lot 9 – 1230 Corlies Avenue**

*Those Eligible: Barbara Bascom, Danny Lynn, Brittany Dremluk, Shawn Weston, Naomi Riley, Shane Martins, and William Frantz*

**IV. Applications Under Consideration:**

- a. **ZB24/07 – (Appeal of HPC Denial) – Terrie O’Connor - Block 115, Lot 6 – 7 Ocean Pathway –**  
Applicant is seeking an Appeal of the Historic Preservation Commission’s (HPC’s) denial of a proposal for a residential addition, reconfiguration of the 2nd floor rear roof such that the rear side appears as a front of home, together with the related the addition, relocation and/or replacement of doors and windows and siding for the existing residential building. Applicant is represented by William Strasser, Esq.
- b. **ZB24/09 – (Use Variance for Proposed Bed & Breakfast) – 23 Webb, LLC – Block 228, Lots 16 & 17 – 23 & 27 Webb Avenue –** Applicant is seeking a Use Variance to convert a single-family home to a bed and breakfast homestay with 4 units that will share the kitchen and dining facilities with The Inn at Ocean Grove located on the adjacent property (Block 228, Lot 17). Applicant is represented by Kenneth L. Pape, Esq.
- c. **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 the meeting of 6/5/2024. Since the Board agreed to meet via Zoom for the month of June, the Applicant’s Attorney felt an in-person meeting would be best and requested to further carry this matter to tonight’s meeting of 7/17/2024.)**

**V. Adjournment:**

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, September 4, 2024 at 7:30 PM** which will take place here, in person, in the Municipal Complex 2<sup>nd</sup> floor meeting room, 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.





