

**Neptune Township ~ Zoning Board of Adjustment  
Reorganization Meeting Agenda  
Wednesday, March 5, 2025 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	Brittany Dremluk (Alternate #1)
Dr. James Brown	Naomi Riley	Lisa DiPace (Alternate #2)
William Frantz	Danny Lynn	Robert Hutchinson (Alternate #3)
Shane Martins		Vacant (Alternate #4)

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. **Danny Lynn as Regular Member for to an unexpired 4-year term expiring December 31, 2027**
- b. **Brittany Dremluk as Alternate #1 for 2-year term expiring December 31, 2026**
- c. **Lisa DiPace as Alternate #2 for 2-year term expiring December 31, 2026**
- d. **Robert Hutchinson as Alternate #3 for Unexpired 2-year term expiring December 31, 2026**

**IV. Resolutions to be Memorialized**

- a. **Resolution ZBA#25-1 – (Use Variance Expansion of Pre-Existing, Nonconforming Two Family) – SRT2 Realty, LLC (Elizabeth Tice) – Block 201, Lot 4 – 98 Lawrence Ave.**  
*Those Eligible: Barbara Bascom, Dr. James Brown, Shawn Weston, Brittany Dremluk, Naomi Riley, Shane Martins, and William Frantz*
- b. **Resolution ZBA#25-2 - (Use Variance and Site Plan to Remediate Zoning Violations) – Ryal Holdings, LLC – 3001, Lot 6 – 3324 Highway 33**  
  
*Those Eligible: Barbara Bascom, Dr. James Brown, Shawn Weston, Brittany Dremluk, Naomi Riley, Shane Martins, and William Frantz*

**V. Applications Under Consideration:**

- a. **ZB25/03 - (Use Variance) – College Achieve – Block 3101, Lot 2 – 3455 West Bangs Ave. –** the Applicant proposes that the Board consider granting Applicant’s use variance application for Applicant’s Amended Application (“Amended Application”) for a Use Variance for grades Seven through Twelve to be housed at the Property for the 2025 school year and in the future. The Amended Application further proposes that the existing open room above the Gym in the School be re-constructed into a multipurpose breakout room.

- b. **ZB24/11 – (Amended P&F Major Site Plan and Use Variance) – 1019 Old Corlies Avenue, LLC – Block 3102, Lot 2 – 3526 Highway 33** – The Applicant is proposing to remove the current existing façade sign on the north facing side of the building and replace it with a 31.3 sq. ft. wall sign. The currently existing façade sign on the south facing side of the building will also be replaced with a 19.6 sq. ft. wall sign. The existing car wash sign is proposed to remain. The current pay stations and menu signs on the rear portion of the property will be removed and replaced with other improvements such as bollards, curbing, pay station canopy, new dual lane pay stations, and new striping. Applicant is represented by Kenneth L. Pape, Esq.
- c. **ZB24/21 - (Use Variance) – 67 Main Ave Reality LLC – Block 162, Lot 7 – 79 Main Ave. –** Applicant is seeking approval to renovate the interior and eliminate the office use on the first floor and convert the building into a 3-unit, multi-family residence, including expanding one of the units into the attic. No exterior renovations or site improvements are proposed.
- d. **ZB24/19 - (Use Variance) –Trident Pathway LLC – Block 148, Lot 5– 42 Pilgrim Pathway-** The Applicant seeks the following bulk variances  
**(applicant has requested to be carried with no further notice)**

**VI. Adjournment:**

Next scheduled meeting will be our **REGULAR MEETING on Wednesday, April 2, 2025 at 7:00 PM** which will take place here, in person, **At the Neptune Township Senior Center, 1607 Corlies Ave.**

With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.

**ZB25/03 - (Use Variance) – College Achieve – Block 3101, Lot 2 – 3455 West Bangs Ave.** – the Applicant proposes that the Board consider granting Applicant’s use variance application for Applicant’s Amended Application (“Amended Application”) for a Use Variance for grades Seven through Twelve to be housed at the Property for the 2025 school year and in the future. The Amended Application further proposes that the existing open room above the Gym in the School be re-constructed into a multipurpose breakout room.

Enclosed:                   Application  
                                Exhibit A classroom layout  
                                Exhibit B mezz plans  
                                Litigation Settlement  
                                Plans  
                                Witness List

Correspondence:          Board Engineer & Planner’s Letter

**BOARD NOTES:**


Motion to \_\_\_\_\_ offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_  
Bascom \_\_\_\_ Brown \_\_\_\_ Weston \_\_\_\_ Riley \_\_\_\_ Martins \_\_\_\_ Frantz \_\_\_\_ Lynn \_\_\_\_  
Alternates:    DiPace (Alt 1) \_\_\_\_ Dremluk (Alt 2) \_\_\_\_ Hutchinson (Alt 3) \_\_\_\_ Vacant (Alt 4) \_\_\_\_

**ZB24/11 – (Amended P&F Major Site Plan and Use Variance) – 1019 Old Corlies Avenue, LLC – 3102, Lot 2 – 3526 Highway 33** – The Applicant is proposing to remove the current existing façade sign on the north facing side of the building and replace it with a 31.3 sq. ft. wall sign. The currently existing façade sign on the south facing side of the building will also be replaced with a 19.6 sq. ft. wall sign. The existing car wash sign is proposed to remain. The current pay stations and menu signs on the rear portion of the property will be removed and replaced with other improvements such as bollards, curbing, pay station canopy, new dual lane pay stations, and new striping. Applicant is represented by Kenneth L. Pape, Esq.

Enclosed: Planet Car Wash Proposed Dual Lane Pay Station (10/17/2024)  
Revised architectural plans (10/15/2024)

Previously Enclosed  
W/9/4/2024 Agenda: Application for Amended Site Plan (Rec'd 4/23/2024)  
Application for Use and/or Bulk Variances (Rec'd 4/23/2024)  
Resolution ZBA#07-40 (9/25/2007)  
Zoning Permit for Remediation - Denial (9/25/2023)  
Zoning Permit for Remediation – Denial (11/16/2023)  
List of Witnesses (4/22/2024)  
Shareholder Information & Certificate of Formation (4/22/2024)  
Copy of Deed (12/13/2005)  
Proof of Taxes Paid (4/9/2024)  
Property Owners List (3/29/2024)  
Traffic Circulation Report (4/16/2024)  
Community Impact Statement (7/3/2024)  
Reduced Pay Station Exhibit (8/6/2024)  
Architectural Plan (3/22/2024)  
Final Survey (5/15/2024)  
Preliminary & Final Site Plan (4/16/2024)

Correspondence: Board Engineer & Planner’s Letter (8/19/2024)

**BOARD NOTES:**



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

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

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

