

Neptune Township ~ Zoning Board of Adjustment Reorganization Meeting Wednesday January 9, 7:30 P.M. Township Meeting Room 2nd Floor

The regular scheduled 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 devises, 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. Toward the end of the meeting it will be announced that no new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

The following procedure will be followed:

It is the Board's policy to the following procedure; after testimony by the applicant's attorney or his professional, questions will follow by the members of the Zoning Board; at the direction of the Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

I. Roll Call:

Ms. Robin Price-Marshall, Chairperson
Mr. Roger Eichenour, Vice Chairperson
Ms. Barbara Bascom
Ms. Cynthia Suarez (Alternate # 1)
David Fernicola (Alternate # 2)
Mr. William Johnson (Alternate # 3)
Mr. Paul Dunlap
Mr. James Gilligan
Mr. Thomas Healy
Mr. Joe Sears

Also Present:

________Attorney to the Board
Board Engineer

Jennifer Beahm, Board Planner

II. Reorganization-The Board will now elect the following offices:

- a. Election of Chair
- b. Election of first Vice Chair
- c. Election of second Vice Chair
- d. Appointment of

III. Resolutions to be memorialized:

e. None

IV. Applications under consideration for this evening:

- f. **ZBA 12/06** Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Avenue, remediate a zoning violation, for the expansion of the pre-existing non-conforming garage/barn on the property without Zoning approval;
- g. **ZBA 12/05** Block 8000 Lot 3 submitted by Rick Brodsky Esq for Sergio Louro of 3118 West Bangs Ave applicant is proposing to replace the existing fire-damaged 3 car garage with new garage consisting of 875 sqft;
- h. **ZBA12/19** Block 332.01 Lot 2.01 submitted by Frank Sutphin of 215 Green Grove Road, for garage floor area and garage building height.

V. Meeting dates for 2013

VI. Adjournment:

- i. Next scheduled hearing will be January 30th, 2013.
- j. With no further business before the Board a motion to adjourn was offered by moved and second by , meeting closed at PM.

Establish dates for 2013 regular and special meetings

Whereas, now be it resolved that the regular meetings of Board of Adjustment of the Township of Neptune for calendar year 2013, will be held the first Wednesday of each month to begin at 7:30 PM. Meetings will be held at the Township Meeting Room, 2nd floor, located at 25 Neptune Boulevard, and will be held on the following dates:

Regular Meeting dates:

January 9 – Reorganization Meeting	July 3rd
January 30 th	August 7th
February 6 th	September 4th
March 6 th	October 2nd
April 3 rd	November 6th
May 1 st	December 4th
June 5 th	

Additional Meeting dates if required due to volume of applications, the following dates have been listed, thus no further advertising will be necessary:

February 20 th	August 21 st
March 20 th	September 18 th
April 17 th	October 16 th
May 15 th	November 20 th
June 19 th	December 18 th
July 17 th	

ZB #13/01 Election of			
	offer the name of	for the position of	for 2013
Board of Adjustment.			
	and second by		
Absent from vote –			
Voted –			
ZB #13/02 Election of			
	offer the name of	for the position of	for 2013
Board of Adjustment.			
	and second by		
Absent from vote –			
Voted –			
ZB #13/03 Election of			
	offer the name of	for the position of	for 2013
Board of Adjustment.			
	and second by		
Absent from vote – Voted –			
ZB #13/04 Election of			
	offer the name of	for the position of	for 2013
Board of Adjustment.		•	
Moved by	and second by		
Absent from vote –			
Voted –			
ZB #13/05 Election of			
	offer the name of	for the position of	for 2013
Board of Adjustment.		-	
	and second by		
Absent from vote –			

Voted -

ZBA 12/06 Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Ave, applicant failed to obtain zoning approval to rebuild an existing garage/barn. "secondary building is an old barn, 3 bays on ground level, expansion use of barn, cars continue to be on the ground level, keeping 3 bays; second story addition is to be used for recreation; loft area to be used for storage.

Enclosed: Application with taxes verified

Copy of zoning denial

Barn Story prepared by homeowner

Copy of survey

Drawings of Edward's residence

Drawings of barn Photos barn renovations

Comments from: Neptune Public Works

Reports prepared by: Matt Shafai of Leon S. Avakian

Jennifer Beahm, of CME

Board notes:
Motion offered by to be moved and second by .
Bascom Dunlap Eichenour Gilligan Healy Sears Price-Marshall
Alternates: Suarez alt 1 Fernicola alt 2 Johnson Sr. alt 3 Harris alt 4

ZBA Meeting Agenda January 9, 2013

ZBA12/15 Block 8000 Lot 3 submitted by Rick Brodsky Esq for Sergio and Monica Lauro of 3118 West Bangs Avenue, applicant is seeking approval to rebuild a 3 car garage that was damaged by fire. New 3 car garage will consist of 875 sqft.

Enclosed:	Application with taxes verified Copy of zoning denial 5-23-12 Reduced copy of survey prepared by Charles Bell 7-8-02 Construction drawing for the new 3 car detached garage to replace fire damaged one. Comments from Tax Assessor B Haney 8-29-12 Neptune Public Works 9-12-12
Bascom I	red by to be moved and second by . Dunlap Eichenour Gilligan Healy Sears Price-Marshall Suarez alt 1 Fernicola alt 2 Johnson Sr. alt 3 Harris alt 4

ZB12/19 – Block 332.01 Lot 2.01 submitted by Frank Sutphin of 215 Green Grove Road, applicant is seeking approval to build a detached garage area and detached garage. Detached garage exceeds motor vehicle allowance.

Application with taxes verified

Enclosed:

Schedule of variances requested by applicant Copy of zoning permit denial 08/22/2012 Copy of the survey Copy of plans prepared by Mr. Frank Sutphin- 2 sheets dated 08-13-12 Affidavit of consideration for use by seller Comments from: Tax Assessor B Haney 10-03-12 Neptune Public Works 10-12-12 Board notes: Motion offered by to be moved and second by Bascom __ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price-Marshall

Alternates: Suarez alt 1 __ Fernicola alt 2__ Johnson Sr. alt 3__ Harris alt 4__