



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday August 7, 2013 - 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 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. 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 adhere 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 and Flag salute :

Mr. Roger Eichenour, Chairperson	Ms. Dianna Harris (Alternate # 3)
Ms. Barbara Bascom	Mr. Thomas Healy
Mr. Paul Dunlap, 2 nd Vice Chairperson	Mr. Clifford Johnson (Alternate # 4)
David Fernicola (Alternate # 2)	Mr. Joe Sears
Mr. William Frantz	Ms. Cynthia Suarez (Alternate # 1)
Mr. James Gilligan, 1 st Vice Chairperson	

Also Present: Monica C. Kowalski, Attorney to the Board
Matt Shafai, Board Engineer
Jennifer Beahm, Board Planner

II. Correspondence:

- a. None.

III. Resolutions to be memorialized:

- a. **ZB13/06 (Partial Approval)** – Jersey Shore University Hospital – Block 3000, Lots 1.01, 1.02, & 8 - 1945 Corlies Ave. & 81 Davis Ave. - Applicant proposing to install six wall mounted signs and two freestanding signs across 3 separate lots. *Motion was offered to approve the application as discussed withholding the Davis Avenue portion of the project.*
Those eligible to vote: P. Dunlap, J. Gilligan, T. Healy, C. Suarez, D. Harris, C. Johnson, R. Eichenour.

IV. Applications under consideration for this evening:

RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO CARRY THIS APPLICATION TO THE DECEMBER 4TH MEETING DUE TO IMPROPER NOTICE AS WELL AS APPLICANT’S PROFESSIONALS’ INABILITY TO ATTEND THIS MEETING – WILL NOTICE FOR DECEMBER 4TH MEETING

- a. **ZB12/06** – 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;

****NEW****

- b. **ZB13/04** – Block 171, Lot 79 - #1225 10th Avenue - submitted by James Hayes - Applicant is requesting a Use Variance to permit two residential apartment units (one upstairs and one downstairs) within the existing building onsite.

****NEW****

- c. **ZB13/08** – Block 266, Lot 35 - #1924 Heck Avenue - submitted by Macedonia Baptist Church - Applicant is requesting a Use Variance to permit the utilization of a portion of an existing building as a house of worship. Also seeking a waiver from the submission of a formal site plan over and above the details shown on the submitted Use Variance Site Plan.

V. Adjournment:

- a. Next scheduled hearing will be September 4, 2013.
- 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.

ZB12/06 – 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 with a Previous Package was originally scheduled for November 7, 2012:

- Application with taxes verified (4-30-12)
- Copy of zoning denial (4-2-12)
- Barn Story prepared by homeowner (Received 5-2-12)
- Copy of survey (dated 5-22-06, unrevised)
- Drawings of Edward’s residence (dated 9-8-10)
- Drawings of barn (unknown date)
- Photos barn renovations (Received 5-2-12)
- Municipal Agencies: Neptune Public Works – No Comment (Rec’d 9-12-12)
- Reports prepared by: Matt Shafai of Leon S. Avakian (dated 8-2-12)
- Jennifer Beahm of CME Associates (dated 7-31-12)

Board notes:

RECEIVED REQUEST FROM APPLICANT’S ATTORNEY TO CARRY APPLICATION TO DECEMBER 4TH DUE TO IMPROPER NOTICE AS WELL AS APPLICANT’S PROFESSIONALS INABILITY TO ATTEND THIS MEETING – MUST RE-NOTICE FOR DECEMBER 4TH MEETING.

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__
Alternates: Suarez alt 1 __ Fernicola alt 2 __ Harris alt 3 __ Johnson alt 4 __

