

Neptune Township ~ Zoning Board of Adjustment Regular Meeting Agenda Wednesday April 3, 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 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 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. Barbara Bascom

Mr. Paul Dunlap, 2nd Vice Chairperson

David Fernicola (Alternate # 2)

Mr. William Frantz

Mr. James Gilligan, 1st Vice Chairperson

Ms. Dianna Harris (Alternate # 3)

Mr. Thomas Healy

Mr. Clifford Johnson (Alternate # 4)

Mr. Joe Sears

Ms. Cynthia Suarez (Alternate # 1)

Also Present: Monica C. Kowalski, Attorney to the Board

Matt Shafai, Board Engineer Jennifer Beahm, Board Planner

II. Resolutions to be memorialized:

a. **ZBA12/14** - Block 266 Lot 39 submitted by Meridian Health Realty for Neptune Blvd, Taylor Ave & Harding Ave, applicant is proposing to construct 50 units of senior housing with site work.

Motion offered to approve application with amendments/conditions – C. Suarez moved and seconded by – P. Dunlap

Those who voted yes: P. Dunlap, J. Gilligan, R. Eichenour, C. Suarez, D. Fernicola

Those who voted no: T. Healy

III. Applications under consideration for this evening:

- **NEW** Adjourned to this date from February 6th meeting due to improper notice.
- 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** Request received to adjourn to this date from March 6, 2013. Announcement was made at meeting of March 6, 2013 so no further notice was required for this meeting.
- b. **ZB12/20** Block 1007, Lot 33 #712 Highway 35 submitted by Hair City Proposing commercial retail sale of hair, beauty, & salon products.

IV. Adjournment:

- a. Next scheduled hearing will be May 1, 2013.
- b. With no further business before the Board a motion to adjourn was offered by and second 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:		
Motion offered by to be moved and second by .		
Bascom Dunlap Eichenour Frantz Gilligan Healy Sears		

Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__Johnson alt 4___

ZB12/20 – 1007, Lot 33 – Hair City, Inc. – 712 Highway 35 - represented by Jeffrey Beekman, Esq. – Applicant is proposing the commercial retail sale of hair, beauty, & salon products in one unit of a building containing three commercial units, two of the units are currently vacant and the third is currently occupied by Papa John's Pizza.

Completeness Checklist – Application for Development 11-27-12

Variance Application with Letter of Explanation 11-21-12

Previously Enclosed in the agenda

package for March 6, 2013:

Supplemental Letter of Ex Survey of Property prepar Insite Engineering Respor Use Variance Plan prepare	Zoning Permit Denial 10-1-12 with Zoning Permit Application 9-25-12 Supplemental Letter of Explanation with Photos 12-4-12 Survey of Property prepared by Robert S. Yuro Associates, Inc. dated 6-30-06 Insite Engineering Response Letter (2-4-13) to Leon S. Avakian Letter (12-26-12) Use Variance Plan prepared by Insite Engineering dated 2-4-13 Witness List/Exhibit List 2-21-13	
Correspondence From: Board notes:	Board Engineer 12-26-12 Board Engineer 2-22-13 Board Planner 2-26-13 Environmental/Shade Tree Commission 2-15-13 DPW – NO COMMENTS 2-20-13 Neptune Twp. Police Dept. Traffic Bureau 2-25-13	
Motion offered by to be moved and second by	v .	
Bascom Dunlap Eichenour Frantz Gilligan F		
Alternates: Suarez alt 1 Fernicola alt 2 Harris alt 3 ZBA Meeting Agenda April 3 2013	Johnson alt 4	