



Neptune Township ~ Zoning Board of Adjustment
SPECIAL MEETING AGENDA
Wednesday October 15, 2014 - 7:30 P.M.
Township Meeting Room 2nd Floor

The Special 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, 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.

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 on the stand. **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 will be sworn in and 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 and Flag salute :

Barbara Bascom
Paul Dunlap, Chairman
William Frantz
James Gilligan, 1st Vice Chairman – **Excused**
Dianna Harris

Thomas Healy - **Excused**
Joe Sears, 2nd Vice Chairman
Frances M. Keel, Alt. #1
Charles Moore, Alt. #2
Carol J. Rizzo, Alt. #3
Rev. Joseph Calhoun, Alt. #4

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. None.

IV. Applications under consideration for this evening:

- a. **ZB12/05** - Fasano & Gifford – Block 1006, Lots 4 & 5 – 774 & 778 Wayside Rd – Applicant is proposing to construct thirty-two (32) townhouses within four (4) 3-story buildings. Applicant had originally proposed fifty (50) townhouses within five (5) 3-story buildings. All proposed buildings will have associated landscaping, lighting, parking, stormwater management, and utility improvements.

V. Adjournment:

- a. The next meeting of the Zoning Board of Adjustment will be a Regular Meeting on November 5, 2014 at 7:30 PM to be held at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.
- 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.

Previously Enclosed: Zoning Permit Denial
Variance Application
Completeness Checklist – Application for Development
Witness List (6/21/13)
Survey of Lots 4 & 5, Block 1006 dated 7/21/12, last revised 4/12/13 (2 sheets)
Architecturals dated 2/27/12 unrevised (3 sheets)
Preliminary and Final Site Plan dated 1/17/12, last revised 6/12/13 (17 sheets)
Correspondence from: Neptune Township Traffic Bureau Comments (5/3/12)
Environmental/Shade Tree Commission (6/15/12)
Freehold Soil Conservation District Certification (8/16/12)
Board Engineer Review (8/22/12)
Board Planner Review (10/10/12)
NJDEP Letter of Interpretation (2/13/13)
Board Engineer Review (5/10/13)
Board Planner Review (6/6/13)
Neptune Township Traffic Bureau Comments (6/24/13)
Environmental/Shade Tree Commission (7/30/13)
Neptune Township Fire Prevention Bureau (11/22/13)
Environmental/Shade Tree Commission (2/18/14)

Currently Enclosed: Preliminary and Final Site Major Site Plan dated 1/17/12, last revised 7/28/14 (15 sheets)
Drainage Report for Proposed Stormwater Management System with Revision #5 Aug. 2014
Operation and Maintenance Manual for the Stormwater Management System dated Aug. 2014
Architectural Plans dated 8/18/14, unrevised (2 sheets)
Correspondence from: Board Planner Review (9/15/14)
Board Engineer Review (9/16/14)
Neptune Traffic Bureau (10/6/14)

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BOARD NOTES (continued):

Fasano & Gifford

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Motion offered by _____ to be moved and seconded by _____
Bascom _____ Frantz _____ Gilligan _____ Harris _____ Healy _____ Sears _____ Dunlap _____
Alternates: Keel alt 1 _____ Moore alt 2 _____ Rizzo alt 3 _____ Rev. Calhoun alt 4 _____