



# Neptune

Township - NJ

*Where Community, Business & Tourism Prosper*  
Neptune Township ~ Zoning Board of Adjustment

## Special Meeting Agenda

Tuesday, April 19, 2022 at 7:00 P.M.

To Be Held Remotely Via Zoom

This Special meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 7:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. If you are objecting or wish to provide comment on any of the applications, you must appear with audio and video as you will be sworn in and provide same under oath and must be visible. There will be no individuals present at the Municipal Building due to current COVID-19 rules and regulations. Instructions on how to access the meeting via Zoom are listed below:

### **PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the link below and type in the Meeting ID and Password, if prompted. You will join the meeting when the host grants access and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the agenda and files pertaining to the applications for the meeting on the Neptune Township Website found on this page:

<http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

Topic: Neptune Township Zoning Board of Adjustment Special Meeting - GSZ Realty

Time: Apr 19, 2022 07:00 PM Eastern Time (US and Canada)

#### Join Zoom Meeting

<https://us02web.zoom.us/j/89895954497?pwd=Yis3b3FOdFpmM1J2YklrQ1d4dEJUT09>

Meeting ID: 898 9595 4497

Passcode: 844868

One tap mobile

+13126266799,,89895954497#,,,,\*844868# US (Chicago)

+16465588656,,89895954497#,,,,\*844868# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 898 9595 4497

Passcode: 844868

Find your local number: <https://us02web.zoom.us/j/kpSgymTgR>

**PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chair opens the meeting to the public to ask questions ONLY of each of the applicants and/or their professionals once they have completed their testimony. At the end of each application, the Board Chair will open the meeting to the public for comments or opinions. At this time, you must appear with audio and video as you will be sworn in and must be visible. The Board Chair will limit public comments to 5 minutes per person and time is not transferrable between members of the public. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org) at least 72 hours in advance of the meeting so they may be evaluated and marked into evidence and placed on the Township's website for public viewing, if deemed appropriate. For those who are in opposition of the proposal, you have the right to obtain an attorney to represent you, although this is not a requirement.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Neptune Township Website found on this page: <http://neptunetownship.org/agendas-minutes/zoning-board-adjustment>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-897-4162 Ext. 204 or [kdickert@neptunetownship.org](mailto:kdickert@neptunetownship.org). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.



This 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:

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. 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 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 IT'S 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:**

Barbara Bascom  
Dr. James Brown  
William Frantz, Chair

James Gilligan, 1<sup>st</sup> Vice Chair  
Thomas Healy, 2<sup>nd</sup> Vice Chair  
Michael Pullano

Naomi Riley  
~~Tanya Piekard (Alt #1)~~ **EXCUSED**  
Derel Stroud (Alt #2)  
Shane Martins (Alt #3)

Also Present: Mark G. Kitrick, Esq. – Conflict Attorney to the Board  
Matt Shafai, PE, PP, CME - Board Engineer  
Jennifer C. Beahm, PP, AICP - Board Planner

**II. Resolutions to be memorialized: None.**

**III. Applications Under Consideration:**

- a. **ZB21/09 – (Preliminary and Final Major Site Plan – Mixed Use) – GSZ Realty, LLC –** Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Avenue, and W. Bangs Avenue – Applicant is seeking preliminary and final major site plan approval, conditional use approval, use variance, bulk variance and design waiver/exception relief associated with the proposed construction of a four-(4) story mixed-use building consisting of 42 residential dwelling units spanning three (3) stories above ground floor commercial space measuring approximately 4,250 sq.ft. as well as residential amenity space. The Applicant also proposes related site improvements, including but not limited to parking, stormwater management infrastructure, utility infrastructure, lighting and landscaping. The Applicant requires conditional use approval for the proposed mixed-use development. Applicant is represented by Jason Tuvel, Esq. **\*\*ORIGINALLY SCHEDULED FOR 9/1/2021 (not heard), CARRIED TO 11/3/2021 (not heard), FURTHER RESCHEDULED TO 2/2/2022 (partially heard), CARRIED TO 3/1/2022 (partially heard), AND FURTHER CARRIED TO THIS SPECIAL MEETING DATE FOR CONTINUATION WITH NO FURTHER NOTICE BEING REQUIRED\*\***

**IV. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting** on **Wednesday, May 4, 2022 at 7:30 PM** which will be taking place in person in the Municipal Complex, 2nd Floor Meeting Room, at 25 Neptune Boulevard.
- 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.

**ZB21/09 – (Preliminary and Final Major Site Plan – Mixed Use) – GSZ Realty, LLC** – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Avenue, and W. Bangs Avenue – Applicant is seeking preliminary and final major site plan approval, conditional use approval, use variance, bulk variance and design waiver/exception relief associated with the proposed construction of a four-(4) story mixed-use building consisting of 40 residential dwelling units spanning three (3) stories above ground floor commercial space measuring approximately 4,250 sq. ft. as well as residential amenity space. The Applicant also proposes related site improvements, including but not limited to parking, stormwater management infrastructure, utility infrastructure, lighting and landscaping. The Applicant requires conditional use approval for the proposed mixed-use development. Applicant is represented by Jason Tuvel, Esq.

**Previously Enclosed**

**w/9/1/2021 &**

**March 1, 2022 Packets:**

Prime & Tuvel Response to Leon S. Avakian, Inc. Review #1 (8/19/2021)  
Completeness Checklist & Application (Rec'd 4/22/2021)  
Stonefield Checklist Justification Memorandum (3/24/2021)  
Stonefield Traffic & Parking Assessment Report (3/24/2021)  
Environmental Impact Statement (3/24/2021)  
LSRP Response Action Outcome Unrestricted Use (9/23/2013)  
Community Impact Statement (5/2021)  
Stormwater Operations & Maintenance Manual (3/24/2021)  
Stormwater Management Report (3/24/2021)  
Boundary and Topography Survey (last revised 12/15/2020)  
Architectural Plans (6 sheets) (last revised 8/18/2021)  
Preliminary & Final Major Site Plans (17 sheets) (last revised 3/24/2021)  
Architectural Plans (8 sheets) (last revised 1/7/2022)  
Preliminary & Final Major Site Plans (17 sheets) (last revised 1/12/2022)  
Reduced sized Presentation Exhibits of the Floor Plans,  
prepared by Nastasi Architects (undated)  
Reduced sized Site Plan Rendering prepared by  
Stonefield Engineering & Design (1/31/2022)  
Reduced sized Aerial Exhibit prepared by  
Stonefield Engineering & Design (1/31/2022)

**Currently Enclosed:**

**Site Plan Update Summary (4/1/2022)**  
**Revised Traffic & Parking Assessment Report (4/6/2022)**  
**Stormwater Management Report (3/31/2022)**  
**Reduced sized Presentation Exhibits Prepared by Nastasi Architects (4/19/2022)**  
**Architectural Plans (8 sheets)(last revised 4/8/2022)**  
**Preliminary & Final Major Site Plans (17 sheets)(last revised 4/1/2022)**

**Prior Correspondence:**

Board Engineer & Planner's Review #1 (8/12/2021)  
Freehold Soil Conservation District Certification Letter (7/20/2021)  
Monmouth County Planning Board Request for Information Letter (5/24/2021)  
Tree Removal Permit (8/23/2021)  
Board Engineer & Planner's Review #2 (1/25/2022)  
Tax Assessor's Comments (8/30/2021)  
Traffic Bureau Comments (9/3/2021)  
Monmouth County Planning Board Request for Information Letter (9/13/2021)  
Environmental / Shade Tree Commission Comments (9/13/2021)

**BOARD NOTES:**

**NEED CERTIFICATION BY MICHAEL PULLANO REGARDING PRIOR HEARING ON FEBRUARY 2, 2022.**

**NEED CERTIFICATION BY BARBARA BASCOM & MICHAEL PULLANO REGARDING PRIOR HEARING ON MARCH 1, 2022.**

