



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
Wednesday, October 4, 2023 7:30 P.M.  
To Be Held Remotely Via Zoom**

This Regular meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 7:30 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. 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: ZBA Regular Meeting - October 4, 2023  
Time: Oct 4, 2023 07:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86839922101?pwd=Z2xyRjBjM0JzaDNjdEhJY2o3UmV0QT09>

**Meeting ID:** 868 3992 2101

**Passcode:** 063329

One tap mobile

+16469313860,,86839922101#,,,,\*063329# US

+13017158592,,86839922101#,,,,\*063329# US (Washington DC)

Dial by your location

- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)

- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

**Meeting ID:** 868 3992 2101

**Passcode:** 063329

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

### **PUBLIC PARTICIPATION 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 then 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 Regular Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order:

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others. If there is a lot of background noise at your location I ask that you please move to a quiet location and/or mute your device until you are called upon to speak.

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** make themselves known by either raising their virtual hand or physical hand if you are participating with video. If you are participating by phone only, please unmute yourself and make yourself known so we can recognize your question. Please wait to be called upon by the Chairperson before speaking.

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 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 must be visible by video and 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

Thomas Healy  
Michael Pullano  
Naomi Riley

Derel Stroud (Alt #1)  
Shane Martins (Alt #2)  
Shawn Weston (Alt #3)

Also Present: Monica C. Kowalski, Esq. – Board Attorney  
Matt Shafai, PE, PP, CME – Board Engineer  
Jennifer C. Beahm, PP, AICP – Board Planner  
George Waterman, Township Zoning Officer

## II. Flag Salute

## III. Resolutions to be memorialized:

- a. **Resolution ZBA#23-16** – Case #ZB22/07 – Approval of Bulk Variances with Conditions to Remediate Zoning Violations – Glorius & Magalie Beaubrun – Block 410, Lot 31 – 1427 07<sup>th</sup> Avenue  
**Those Eligible:** *Shane Martins, Shawn Weston, Naomi Riley, Thomas Healy, and William Frantz*
- b. **Resolution ZBA#23-17** – Case #ZB23/06 – Approval of Use Variance with Conditions – 3321 Highway 33 Neptune, LLC – Block 3301, Lot 6 – 3321 Highway 33  
**Those Eligible:** *Shane Martins, Shawn Weston, Naomi Riley, Thomas Healy, and William Frantz*

## IV. Applications Under Consideration:

- a. **ZB21/22 – (Bulk Variances to Remediate Zoning Violations) – Matthew Loring** – Block 802, Lot 3 – 300 Hoover Road – Applicant is seeking to retain improvements which were installed prior to obtaining permits and which do not meet the current ordinance standards. Applicant is represented by Mark A. Steinberg, Esq.
- b. **ZB23/07 – (Use Variance and Bulk Variances for Proposed Signage) – Simdev Realty, LLC (Mobil) – Block 1122, Lot 3 – 1800 Corlies Avenue** – Applicant is seeking bulk and use variance approval to renovate the existing freestanding sign associated with the existing service station, located in the northeast corner of the site. The Applicant is proposing to update the sign face and reduce the sign area from 95.6 sq. ft. to 71.3 sq. ft. and to increase the ground clearance from 5’-4” to 8’-9”. The existing sign height will remain unchanged. No other site improvements are proposed at this time. Applicant is represented by Salvatore Alfieri, Esq.
- c. **ZB23/05 – (Use Variance and Bulk Variances for the Expansion of a Pre-Existing, Nonconforming Multi-Family Use) – Elizabeth M. Magistro – Block 5002, Lot 6 – 408 Morrisey Road** – Applicant was originally seeking use and bulk variance approval to construct a second floor on the rear dwelling, increasing the size of the pre-existing, nonconforming second dwelling in the rear unit by 367 sq. ft. The additional second story includes one (1) bedroom, a closet, bathroom, washer and dryer, and a linen cupboard. The Applicant is also proposing to construct a 129 sq. ft. covered porch and concrete walkway along the front of the existing 2-story dwelling. Applicant is now seeking use and bulk variance approval to construct a 1-story addition to the rear dwelling, increasing the size of the pre-existing non-conforming second dwelling unit in the rear by 230 sq. ft. The addition includes one (1) bedroom with a closet. The Applicant is still proposing to construct a 129 sq. ft. covered porch and concrete walkway along the front of the existing 2-story dwelling. Applicant is represented by Gregory W. Vella, Esq. **\*\*PREVIOUSLY SCHEDULED AUGUST 2, 2023 NOTICE HAD NOT BEEN PROVIDED – RESCHEDULED TO THIS MEETING DATE OF OCTOBER 4, 2023 WITH NOTICE – PLANS/PROPOSAL HAS BEEN REVISED SINCE INITIAL SUBMISSION\*\***

d. **ZB22/21 – (Conditional Use Variance, Bulk Variances, & Site Plan) – New Jersey American Water** – Block 3001, Lot 12 – 625 Old Corlies Avenue – Applicant was originally seeking Preliminary and Final Site Plan and Conditional Use Variance approval to construct a new 14,000 sq. ft. (11,000 sq. ft. building footprint) Water Treatment Building and Clearwell south of the existing filter building and clearwell and control building; a 125 sq. ft. addition to the existing Residuals Building located along the northern property line; five (5) additional parking spaces, and a grass paver access drive. Now proposing a new 11,000 sq. ft. Water Treatment Building and Clearwell, a 280 +/- sq. ft. addition to the existing Residuals Building, a 365 +/- sq. ft. addition to the existing Treatment Building; a temporary shed with tank and enclosure, and four (4) additional parking spaces, and a grass paver access drive. Also being proposed are associated site improvements including sidewalks, curbing, stormwater management, fencing, and improvements to the existing asphalt pavement and grass areas. Applicant is represented by Niall O’Brien, Esq. **\*\*PREVIOUSLY SCHEDULED AUGUST 2, 2023 AND RECEIVED REQUEST TO CARRY TO THIS MEETING OF OCTOBER 4, 2023 WITH NOTICE - PLANS/PROPOSAL HAS BEEN REVISED SINCE INITIAL SUBMISSION\*\***

**V. Adjournment:**

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, November 1, 2023 at 7:30 PM which will take place IN-PERSON in the 2<sup>nd</sup> floor Meeting Room of the Municipal Building located 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.











