



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
To be Held in the Municipal Complex  
25 Neptune Boulevard  
2<sup>nd</sup> Floor Township Committee Meeting Room  
Wednesday, December 6, 2023 at 7:30 PM**

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. 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. 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 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:

Barbara Bascom  
Dr. James Brown  
William Frantz, Chair

Thomas Healy, 2<sup>nd</sup> Vice Chair  
Naomi Riley  
Michael Pullano

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

Also Present:           Monica C. Kowalski, Esq. - Attorney to the Board  
                              Matt Shafai, PE, PP, CME - Board Engineer  
                              Jennifer C. Beahm, PP, AICP – Board Planner

## II. FLAG SALUTE

### III. Resolutions to be memorialized:

- a. **Resolution ZBA#23-21 – Approval of Site Plan with Use & Bulk Variances – 34 OPOG, LLC (Albatross Hotel) – Block 129, Lot 6 – 34 Ocean Pathway (Ocean Grove)**

*Those Eligible:* Barbara Bascom, Naomi Riley, Derel Stroud, Shane Martins, Shawn Weston, and William Frantz

- b. **Resolution ZBA#23-22 – Approval of Use Variance for Expansion of Pre-Existing Nonconforming Multi-Family – Juan Carlos Riano Duniga – Block 402, Lots 7 & 8 – 1322 & 1324 10<sup>th</sup> Avenue**

*Those Eligible:* Barbara Bascom, Naomi Riley, Derel Stroud, Shane Martins, Shawn Weston, and William Frantz

### IV. Applications Under Consideration:

- a. **ZB23/12 – (Request for Certificate of Nonconformity) – Serenity Inn (Randi Evangelista) – Block 228, Lot 5 – 32 Embury Avenue (Ocean Grove) – Applicant is seeking a Certificate of Nonconformity in accordance with N.J.S.A. 40:55D-68 as they indicate the use has existed and continued before and after any ordinance changes. Applicant is represented by Mark A. Steinberg, Esq.**
- b. **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. (Partially Heard on October 4, 2023, carried to November 1, 2023 (not heard) then carried to this evening with no further notice being required.)**
- c. **ZB23/02 – (Conditional Use Variance, Bulk Variances, & Site Plan) – Galilee Eglise Advantiste, Inc. Church – Block 3301, Lot 4 – 3313 Highway 33 – Applicant is seeking Preliminary and Final Major Site Plan and Conditional Use Variance approval to remove the existing concrete walkway and brick columns south of the existing 1.5-story dwelling, remove the existing asphalt driveway and parking area, convert the existing single-family residence to a church use and construct a one-story, 4,000 sq. ft. sanctuary addition with a basement level to the existing 1.5-story dwelling. The Applicant is also proposing 64 parking spaces including three (3) ADA spaces, as well as a dumpster enclosure to the east and a new full-movement driveway to Route 33. The Applicant is also proposing associated site improvements which include curbing, sidewalks, wall signage, landscaping, lighting, and stormwater management facilities. Applicant is represented by Ronald J. Troppoli, Esq. (Originally scheduled for 6/7/2023 and received request to carry to 9/6/2023, due to limited number of Board Members it was requested to carry to this date with no further notice being required)**

- 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. The Applicant then proposed 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. Applicant is now proposing a 265 +/- sq. ft. addition to the existing Treatment Building for Sodium Hypochlorite treatment; and a temporary shed with tank and enclosure, all with associated site improvements to asphalt pavement and grass areas and four (4) additional parking spaces in addition to associated utility and other improvements. Applicant is represented by Niall O'Brien, Esq. **\*\*PREVIOUSLY SCHEDULED 8/2/2023 AND RECEIVED REQUEST TO CARRY TO 10/4/2023 (Partially Heard) FURTHER CARRIED TO THIS MEETING FOR CONTINUATION - PLANS/PROPOSAL HAS BEEN REVISED SINCE INITIAL SUBMISSION AND SINCE HEARING OF 10/4/2023\*\***

#### V. Adjournment:

- a. Next scheduled meeting will be our **REORGANIZATION MEETING IMMEDIATELY FOLLOWED BY OUR REGULAR MEETING on Wednesday, January 17, 2024 beginning at 7:30 PM** which will take place here in the Municipal Complex, 2<sup>nd</sup> floor meeting room.
- 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.









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Previously Enclosed  
w/ 8/2/2023 &

- 10/4/2023 Agenda:
- Transmittal Letter O’Brien to ZBA (5/11/2023)
  - Completeness Checklists & Applications for Variance & Site Plan including copy of prior Resolution of Approval #ZBA#15/27 (Rec’d 12/16/2022)
  - Archer & Greiner, PC Memo Response to Avakian Review (undated)
  - Zoning Permit Denial (9/16/2022)
  - Copy of Beutell to East Jersey Coast Water Company Deed (2/15/1905)
  - Copy of Fletcher to East Jersey Coast Water Company Deed (2/15/1905)
  - Copy of East Jersey Coast Water Co. to George Van Brunt Deed (5/7/1901)
  - Copy of Van Brunt to East Jersey Coast Water Company Deed (5/6/1901)
  - Copy of Monmouth Consolidated Water Company to Neptune Twp Deed (6/26/1964)
  - WST LED Architectural Wall Sconce Detail (3/22/2019)
  - Aerial Exhibit & Color Rendering Exhibits Packet (6 sheets) (3/22/2023)
  - Stormwater Management Report (12/2022)
  - Geotechnical Report (12/2/2022)
  - Partial Topographic & Utility Survey (2/16/2022)
  - Architectural Exterior Elevations (3 sheets) (3/4/2022)
  - Preliminary & Final Site Plans (20 sheets) (2/2023)
  - Revised Sheet A-200 (8/22/2023)
  - Revised Site Plans Sheets C-001, CD101, & CS101 (9/7/2023)

**Currently Enclosed:** **Transmittal Letter & Explanation of Changes O’Brien to ZBA (11/20/2023)**  
**Three (3) Revised Sheets from P&F Major Site Plan (11/3/2023)**  
**Color Rendering of Site Plan Exhibit & Steep Slopes Analysis Exhibit (11/3/2023)**

- Prior Correspondence  
w/ 8/2/2023 & 10/4/2023 Agenda:
- Board Engineer & Planner’s Review Letter (4/11/2023)
  - Tree Removal Permit (2/6/2023)
  - Board Engineer & Planner’s Review Letter (9/26/2023)

**BOARD NOTES: NEED SIGNED CERT FROM SHANE MARTINS FOR PRIOR HEARING OF 10/4/2023**




