



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
To be Held in the Municipal Complex
25 Neptune Boulevard
2nd Floor Township Committee Meeting Room
Wednesday, March 6, 2024 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 on Board Members:

Barbara Bascom	Shane Martins, 1 st Vice Chair	Danny Lynn (Alternate #1)
Dr. James Brown	Naomi Riley, 2 nd Vice Chair	Shawn Weston (Alternate #2)
William Frantz, Chair		Lisa DiPace (Alternate #4)

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

II. Flag Salute

III. Swearing in of New/Reappointed Board Members:

a. **Danny Lynn as Alternate #1 for the remainder of a 2-year term expiring December 31, 2024**

IV. Resolutions to be memorialized: None.

V. Waiver Hearing:

a. **ZB23/15 (Use Variance & Bulk Variances?) – Meadowbrook Associates, LP – Block 3102, Lot 2 – 3526 Highway 33** – Applicant is requesting waivers from certain submission items required in accordance with the Township’s Completeness Checklists for Use and/or Bulk Variances. Applicant is represented by Michal P. Bonner, Esq. and/or Kenneth L. Pape, Esq.

VI. Applications Under Consideration:

- a. **ZB23/14 - (Bulk Variance for Construction of a Deck) – Dr. William Weeks – Block 5203, Lot 5 – 310 Woodmere Avenue** - Applicant is seeking a Bulk variance for side yard setback for the proposed expansion of an existing rear deck leaving a 7 ft. 9 in. side yard setback where 10 feet is required. ****ORIGINALLY SCHEDULED FOR JANUARY 17, 2024; HOWEVER, RESCHEDULED TO THIS MEETING DATE DUE TO A DEFICIENCY IN PUBLIC NOTICE REQUIREMENT.****
- b. **ZB24/01 – (Use Variance for Expansion of Pre-Existing, Nonconforming Multi-Family Property Damaged by Fire) – Emmon Dormeus – Block 715, Lot 4 – 1608 Monroe Avenue** – Applicant is seeking Use and Bulk Variance Approval for expansion of a pre-existing, nonconforming multi-family property in order to reconstruct and expand the front house which was damaged by fire as well as to extend the existing driveway. Applicant is represented by E. Carlton Kromer, Esq.
- c. **ZB23/04 – (Use Variance and Preliminary & Final Site Plan w-Bulk Variances) – 1208 5th Ave, LLC – Block 420, 18 – 1208-1210 05th Avenue** – Applicant is seeking approval to demolish the existing 1-story garage and tent, remove the existing concrete driveway, convert the existing 1-story warehouse building into a self-storage facility along with the addition of outdoor storage units on the existing gravel yard, construct a freestanding sign, trash enclosure, sidewalks, fencing, lighting, landscaping and other associated site improvements. Applicant is represented by Mark R. Aikins, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, April 3, 2024 at 7:30 PM** which will take place here, in person, in the Municipal Complex 2nd floor meeting room, 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.

