



Neptune Township ~ Board of Adjustment  
Regular Meeting Agenda  
Wednesday April 6, 2011  
Neptune Municipal Complex 25 Neptune Blvd.  
7:30 P.M. Committee Meeting Room ~ Second Floor

The notice requirements of R.S.10:14-8 has been satisfied by the publication of the required notice in the Asbury Park Press, and the Coaster, posting copies of the notice on the board in the Municipal Complex, on the Township web site and filing a copy of said notice with the Municipal Clerk.

“Fire exits are located to the rear and to my right. In the event of a fire, please move in a calm orderly fashion to the nearest smoke free exit or as directed.”

It is the policy of the Board of Adjustment to end all matters no later than 11 P.M. Towards the end of the meeting, it will be announced that no new applications will begin after 10 P.M., nor will any new witnesses or testimony begin after 10:30 P.M.

The following procedure will be followed:

After testimony from the applicant and or his attorney, the applicants professionals, a review by the Board of Adjustment’s professionals, and questions from the members of the Board of Adjustment; the public portion will be opened. Each member of the public will be sworn in, and give their name and address. Each member of the public will be given five [5] minutes for questions and or comments, time is not transferable. We ask that questions are not repeated, and all questions/statements are directed to the Board Chairperson.

At the completion of the public portion, the membership of the Board will make final comments prior to offering their decision on the proposal before them.

Roll call:

Barbara Bascom -  
Roger Eichenour -  
James Gilligan  
Thomas Healy  
Joe Sears

Cynthia Suarez  
Paul Dunlap, alt 1  
Barbara Burns alt 2  
William L. Johnson Sr. alt 3  
Robert Peters, alt 4

Chairwoman Robin Price

Also present Monica C. Kowalski Esq. Board Attorney

Matt Shafai, Bd Engineer

Martin Truscott, Bd Planner

\_\_\_\_\_ Court reporter from State Shorthand Reporting.



1. Roll call and flag salute
2. Correspondence – none at time of mailing
3. Resolutions to be memorialized:  
ZB11/11 Block 7003 Lot 2 Bulk variance, 2 Hillview Drive submitted by Guerdy & Marie Ganthier.  
Offered by \_\_\_\_\_ moved and second by  
Ms. Bascom\_\_ Mr. Eichenour\_\_ Mr. Gilligan\_\_ Mr. Healy\_\_ Mr Sears\_\_  
Ms. Suarez\_\_ Mr. Dunlap\_\_  
  
ZB11/12 Block 558 Lot 1.13 Variance approval to allow boat storage at the site.  
Offered by \_\_\_\_\_ moved and second by  
Mr. Eichenour\_\_ Mr. Gilligan\_\_ Mr. Healy\_\_ Mr Sears\_\_ Ms. Suarez\_\_  
Mr. Dunlap\_\_
4. Application for consideration this evening:  
  
ZB10/21 Block 25 Lot 452 – 23 Ocean Pathway, Ocean Grove  
Continue the hearing regarding the application submitted by Marc & Deborah Marini to rebuild dwelling at this site.  
  
ZB10/06 Block 398 Lot 14  
submitted by James Siciliano Esq. for Joseph Cristofaro, remediation of a zoning violation issued to the homeowner.
5. Any additional business deemed by the Board of Adjustment Chairwoman or Board Attorney.
6. With no further business the meeting, a motion to adjourn was offered by \_\_\_\_\_  
moved and second by meeting adjourned at \_\_\_\_\_ PM
7. Next scheduled hearing will be May 4, 2011



*Happy Passover*



*Happy Easter*

ZB 10/21 – 23 Ocean Pathway Ocean Grove New Jersey, submitted by Marc & Deborah Marini, applicants are seeking approval to re-build their home that was destroyed by fire in March of 2010.

Applicant is proposing to construct a 25.5'x47.25', 3.5 story single family dwelling.

- Enclosed:
- Application with taxes verified
  - Copy of zoning denial 02-02-11
  - Reduced copy of building setback study
  - Reduced copy of original survey
  - Copy of "Zoning Data" proposed on the new dwelling
  - Reduced copy of proposed plans of new dwelling [sheet 4 not included roof plan]
  - Reduced copy of survey showing new dwelling on the site

Board comments

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Motion offered to approve/deny moved and second by  
 Bascom\_\_ Eichenour\_\_ Gilligan\_\_ Healy\_\_ Sears\_\_ Suarez\_\_ Price\_\_  
 alternates: Dunlap alt #1\_\_ Burns alt #2\_\_ Johnson alt #3\_\_ Peters alt# 4\_\_



2. ZB10/06 – Block 398 Lot 14 submitted by James Siciliano Esq for Joseph Cristofaro who resides at 727 South Riverside Dr. The application before the Board is to remediate a zoning violation. See comments submitted by G. Waterman Zoning Officer regarding this application.

Enclosed: Application with taxes verified  
Copy of Zoning Permit Denial 12-7-10  
Series of six [6] photos of the property/site  
Reduced copy of the “variance plan” with [legend]  
List of requirements for a single family dwelling in the R-3 zone  
Copy of the original survey on file showing property before the additions.  
Reduced copy of variance plan showing 200’ property list and key map  
Seven [7] sheets of construction drawings of work proposed

Motion offered to accept/deny - moved and second by  
Bascom\_\_\_ Eichenour\_\_\_ Gilligan\_\_\_ Healy\_\_\_ Sears\_\_\_ Suarez\_\_\_ Price\_\_\_  
alternates- Dunlap alt 1\_\_\_ Burns alt 2\_\_\_ Johnson alt 3\_\_\_ Price alt 4\_\_\_

Board notes:

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