

Neptune Township ~ Board of Adjustment Regular Meeting Agenda Wednesday July 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 Coaster, posting copies of the notice on the board in the Municipal Complex, and listing on the Township web site, also filing a copy of the 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, and 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. Toward the end of the meeting, it will be announced that no new applications will begin after 10:30 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, his/her attorney, or by their professional; and the Board's Professionals, questions and/or comments will follow from the Board of Adjustment members, and then the public portion will be opened. Each member of the public will be sworn in, he/she will give their name and address, each individual will be given one five [5] minute turn to speak. We ask that questions are not repeated, and that all questions be directed to the Board Chair.

At the completion of the public portion, the members of the Board will make final comments prior to offering a resolution.

Roll call:

Barbara Bascom - Cynthia Suarez
Roger Eichenour - Paul Dunlap, alt 1
James Gilligan - Barbara Burns alt 2
Thomas Healy - William L. Johnson Sr. alt 3

Joe Sears-

Chairwoman Robin Price -

Also present Monica C. Kowalski Esq. Board Attorney

Matt Shafai, Bd Engineer
Martin Truscott, Bd Planner
Michelle, Court reporter from Sta

Michelle, Court reporter from State Shorthand Reporting.

If any member cannot attend, please call or e-mail the board office at 732-988-5200 ext 278 or Rhavey@neptunetownship.org. Thank you.







- 1. Roll call and flag salute
- 2. Correspondence Copies of Ordinance #11-17 "an ordinance amending and supplementing section 411.09 of the Land Development Ordinance of the Township of Neptune as it relates to the storage of recreational vehicles and boats." Approved, passed and adopted 4-11-11.
- 2. Resolutions to be memorialized:

Reso: ZBA11/15 Block 216 Lot 734-735 Accredited Dermatology, 26/28 Hwy 35 LLC, amend original approval to change out luminaries and lamp posts that were incorrectly installed; posts may remain; luminaries will be replaced as approved.

Motion offered by moved and second by

Bascom__ Eichenour__ Gilligan__ Healy__ Suarez__ Burns__

Reso: ZBA11/16 Block 17 Lot 719 Dr. Sara Rich Brevet, 18 Webb Avenue Motion offered by moved and second by Bascom__ Eichenour__ Gilligan__ Healy__ Suarez__ Burns___

3. Application under consideration this evening:

ZBA 10/23 Block 266 Lot 1 submitted by Jeffrey Beekman Esq for ANNY's Inc. 1417 Corlies Avenue. Applicant is seeking approval for "use and bulk variance and waiver of approval"

ZBA VSN Business LLC, Block 186 Lots 1 & 2 - 1611 Asbury Avenue submitted by Mark Steinberg applicant is seeking a Use and Bulk variance request.

Wayside Road Assoc & Next Door Assoc, Block 1006 Lot 14 - 778 Wayside Road submitted by Henry Vaccaro developer for the construction of single family homes.

4. Meeting adjourned at PM, next scheduled hearing will be held Wednesday August 3, 2011.

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| | | | Guys Package Store 1417 use, bulk variance and wa | Corlies Avenue submitted by iver approval." |
|------------------------|----------------------------------|--|--|---|
| Enclosed : | [U ZI an De Ze | repared by Don BA#06-13 grante Jse variance, flo BA#07/48 [gran and sign package] eed of sale from coning Permit and | ed by Bd of Adj. to Guy Ca or area ratio variance] ting approval for Final site dated 9-2007 Cavalieri to Anny's LLC of | plan, landscape plan dated 2-18-10 |
| | Reports prepared by: | T & M Associ | iates M. Truscott dated 4-25 Matt Shafai dated 4-25-11 | |
| | Comments from: | Tax Collector No comments No comments No comments No comments No comments | taxes paid Tax Assessor 12-8-10 from Mon Cty Bd of Healt from Nept Fire Prevention from Nept Twp Police Dep from Env/Shade Tree Com | Bureau 12-20-10 pt 12-14-10 nmission 12-13-10 |
| Affidavit submitted by | | Exhibit A Exhibit B Exhibit C | little Construction Official Witness List Affidavit of Publication Notice of Public Hearing | 5 |
| Board notes: | | | Notice of Public Hearing | |
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| | Gilligan Healy_ Burns Johnson | moved and secSearsSu | · | |
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| | Zoning Permit Letter dated 5- Copy of survey Deed recorded 10-1-2007 Boo | ox. 835 sqft.] th taxes verified 20-11 from Asbury Park stating Property List not neces prepared by J. J. Kuhn 4-1-11 between American Business Enterprise LLC to VSN E k 8680 Page 6929 uminated flat sign photo | | | | |
|--|--|--|-----------------|--|--|--|
| | Proposed reno | vations to the existing commercial space interior space | #210647 3-12-10 | | | |
| | Copy of minor | | | | | |
| Reports from | * * | Copy of survey revised 4-1-11 Matt Shafai [5-17-11] | | | | |
| • | Martin Trusco | | | | | |
| | Comments: | Director of Code/Construction 4-25-11 | | | | |
| | | Mon County Board of Health 5-14-11 Neptune Fire Prevention Bureau 4-18-11 | | | | |
| | | Tax Assessor 4-14-11 | | | | |
| | | Neptune Police Department 4-12-11 | | | | |
| Board notes:- | | | | | | |
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| Motion offered by Bascom Eichenor Alternates: Dunlap | | moved and second by Healy SearsSuarez Price on | **** | | | |

3. Application ZB11/02- Block 1006 Lots 4 & 5, known as 774 & 778 Wayside Road, submitted by Thomas Warren Esq for Wayside Road Associates LLC and Next Door Associates LLC. Applicant is proposing to build 50 single family units consisting of 3 bedrooms with garage at the site. Application with taxes verified Enclosed for board review: Zoning permit denial Copy of proposed plans Copy of building design prepared by Kon Struction LLC [J. Tinley Jr.] Copy of interpretation – line verification plan [M.C. Murray & Sons] Partial drainage report for proposed stormwater mgt system Partial operation & maintenance manual- stormwater mgt system Partial report soils & foundation investigation No comment note from Tax Assessor 6-27-11 Comments: Reports from Board's Professionals will arrive under separate cover. Board notes:-Motion offered by moved and second by Bascom___ Eichenour__ Gilligan__ Healy__ Sears ___ Suarez__ Price ___ Alternates: Dunlap___ Burns___ Johnson ___