



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

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

Chairwoman Robin Price –

Also present Monica C. Kowalski Esq. Board Attorney

Matt Shafai, Bd Engineer

Martin Truscott, Bd Planner

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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1. Application ZB10/23 Block 266 Lot 1 – Anny’s LLC, Guys Package Store 1417 Corlies Avenue submitted by The Beekman Law Firm, applicant is seeking approval for “use, bulk variance and waiver approval.”

Enclosed : Application with taxes verified
 Letter of explanation prepared by Donald L. Beekman Esq.
 Copy of Resolution ZBA#06-13 granted by Bd of Adj. to Guy Cavalieri dated 3-15-06
 [Use variance, floor area ratio variance]
 ZBA#07/48 [granting approval for Final site plan, landscape plan and sign package] dated 9-2007
 Deed of sale from Cavalieri to Anny’s LLC dated 2-18-10
 Zoning Permit and denial #1181
 Zoning Permit approval #1017 showing new ownership
 Reports prepared by: T & M Associates M. Truscott dated 4-28-11
 LSAvakian, Matt Shafai dated 4-25-11
 Comments from: Tax Collector – taxes paid
 No comments Tax Assessor 12-8-10
 No comments from Mon Cty Bd of Health 12-16-10
 No comments from Nept Fire Prevention Bureau 12-20-10
 No comments from Nept Twp Police Dept 12-14-10
 No comments from Env/Shade Tree Commission 12-13-10
 Please note comments from Wm. Doolittle Construction Official 12-13-2010

Affidavit submitted by Anny’s Attorney -	Exhibit A	Witness List
	Exhibit B	Affidavit of Publication
	Exhibit C	Notice of Public Hearing
	Exhibit D	Notice of Public Hearing Homeowners/Utilities

Package consisting of sixteen [16] photos showing the current site
 Board notes:

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Motion offered by _____ moved and second by _____

Bascom___ Eichenour___ Gilligan___ Healy___ Sears ___ Suarez___ Price ___
 Alternates: Dunlap___ Burns___ Johnson ___



- 2. Application ZB11/03 Block 186 Lots 1 & 2 known as 1611 Asbury Avenue submitted by Mark Steinberg Esq. Applicant is seeking a Use, Bulk Variance and Site Plan approval. Property contains both a commercial and residential use. Building currently has 2 residential units on the 2nd floor with 2 commercial uses on the first floor [liquor store and check cashing store] proposal is to renovate the existing commercial unit to allow for a 3rd use [convenience store of approx. 835 sqft.]

Enclosed: Application with taxes verified
 Zoning Permit
 Letter dated 5-20-11 from Asbury Park stating Property List not necessary for Asbury Park
 Copy of survey prepared by J. J. Kuhn 4-1-11
 Deed recorded between American Business Enterprise LLC to VSN Business Recorded
 10-1-2007 Book 8680 Page 6929
 Proposed non luminated flat sign photo
 Proposed renovations to the existing commercial space interior space #210647 3-12-10
 Copy of minor site plan map
 Copy of survey revised 4-1-11

Reports from: Matt Shafai [5-17-11]
 Martin Truscott [6-7-11]
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:-

Motion offered by _____ moved and second by _____
Bascom___ Eichenour___ Gilligan___ Healy___ Sears ___ Suarez___ Price ___
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