Neptune Township ~ Board of Adjustment
Re-scheduled Meeting Agenda
Thursday September 22, 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	

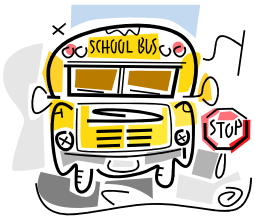
Chairwoman Robin Price

Also present Monica C. Kowalski Esq. Board Attorney
Matt Shafai, Bd Engineer
Martin Truscott, Bd Planner
_____ 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.

Back to

School



1. Flag salute and roll call

2. Correspondence – Copy of "fully executed copy of the Final Judgment Affirming Decision" on Chambers vs. Andrew Novielli/Nept Bd of Adjustment.

3. Resolutions for memorialization –
   Reso ZB11/18 PH Distinctive Properties LLC, 27 Ocean Pathway Block 25 Lots 448 New Construction
   Motion offered by moved and second by
   Gilligan___ Healy___ Sears___ Suarez___ Dunlap___ Price___

   Reso ZB11/19 PH Distinctive Properties LLC, 25 Ocean Pathway Block 25 Lot 250 New Construction
   Motion offered by moved and second by
   Gilligan___ Healy___ Sears___ Suarez___ Dunlap___ Price___

4. Applications scheduled to be heard:
   ZBA11/01 77 Main Avenue Block 56 Lot 163 C102 Tina Skokos submitted by Richard Hogan Esq. Applicant wishes to convert the use of an existing commercial unit to residential.

   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."

   ZBA11/10 420 Highway 35 Block 227 Lot 2 – Maggu Properties LLC, submitted by Mark Steinberg Esq; applicant seeking approval for expansion of number of bays for existing automotive service station.

5. Any further business that the Chairperson or Board attorney feels necessary, if none motion offered to Adjourn made by moved and second by
   Hearing closed at P.M.

Next scheduled hearing will be October 12th, 2011. Please advise the Board Office if you are unable to attend.

1. ZBA11/01 77 Main Avenue Block 56 Lot 163 C102 Tina Skokos submitted by Richard Hogan Esq.
Applicant wishes to convert the use of an existing commercial unit to residential.

Enclosed - Application with taxes verified
Copy of survey
Assignment of Ground Lease 5-25-1995
Permit denial dated 4-4-2011

Reports – Matt Shafai, 6-20-11
Martin Truscott 6-22-11
Neptune Public Works 6-13-11
Neptune Police Dept. 6-7-11
Environmental/Shade Tree 7-18-11
Board of Health 6-16-11

Motion to accept/deny offered by moved and second by
Bascom___ Eichenour___ Gilligan___ Healy___ Sears___ Suarez___ Price___
Alternates: Dunlap___ Burns___ Johnson___

Board notes:

2. ZBA11/10 420 Highway 35 Block 227 Lot 2 – Maggu Properties LLC, submitted by Mark Steinberg Esq; applicant seeking approval for expansion of number of bays for existing automotive Service station. Proposal is to expand existing 2 bay service station to 6 bays.

Enclosed:
- Application with taxes verified
- Tree removal permit
- General Information Sheet provided by Applicant's Engineer
- Letter to the Board prepared by Elizabeth Oltman PE Nelson Engineering
- Letter from NJDOT prepared by F. Howard Zahn w/ map
- Copy of deed 6-1-2007
- Letter of Interpretation-Re-issuance 6-9-2011
- Copy of letter sent to Freehold Soil 6-1-2011
- Zoning Permit Denial 7-12-2010

Reports prepared by:
- Lisa Spaziano, NJCTE of LSAvakian regarding tree removal
- Matt Shafai PE 7-20-2011
- Martin Truscott PP 7-21-2011
- Comments from Monmouth County Planning Board 6-27-2011
- Freehold Soil Letter 7-12-2011

Comments from:
- Neptune Police Department 6-24-2011
- Environmental/Shade Tree 7-18-2011
- Tax Assessor 6-23-11
- Neptune Public Works 7-26-2011

Attorney's submission:
- Witness List
- Copy of notice of public hearing
- Certified copy of public notice

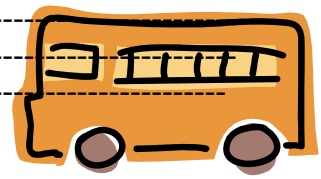
Reduced copy of Bic Garage Plans

Motion to accept/deny offered by moved and second by

Bascom___ Eichenour___ Gilligan___ Healy___ Sears___ Suarez___ Price___

Alternates: Dunlap___ Burns___ Johnson___

Board notes:



3. 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. revised 4-4-11
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 Rev 7-1-11
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:

Motion offered by moved and second by

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