



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
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

_____ Court Reporter from State Shorthand Reporting.

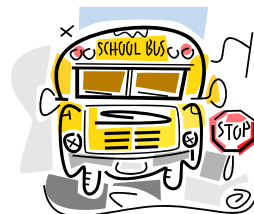
If any member cannot attend, please call or e-mail the board office at 732-988-5200 ext 278 or Rhavey@neptunetownship.org. Thank you.



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.

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:

