Neptune Township ~ Board of Adjustment
Regular Meeting Agenda
Wednesday November 2, 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: Meeting called to order at

Barbara Bascom	_____	Cynthia Suarez	_____
Roger Eichenour	_____	Paul Dunlap, alt 1	_____
James Gilligan	_____	Barbara Burns, alt 2	_____
Thomas Healy	_____	William L. Johnson, alt 3	___
Joe Sears	_____		
Chairwoman Robin Price	_____		

Also present Monica C. Kowalski Esq. Board Attorney
Matt Shafai, Bd Engineer
Martin Truscott, Bd Planner
Michelle from State Shorthand Reporting, Court reporter

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. Flag salute and roll call

   Correspondence – None at time of mailing

2. Resolutions for memorialization – None

3. Applications for consideration this evening:

4. ZB11/16 Block 19 Lot 609 submitted by Eduardo Amorin, 32 Heck Avenue, seeking variance to expand a pre-existing non-conforming 2 family dwelling.

   ZB11/19 Block 7012 Lot 12 submitted by Sunoco Inc, 3221 Highway 33 variance to modify the existing gasoline dispenser canopy area, remove and replace dispensers of both gasoline and diesel fuel, installation of two new signs.

   ZB11/23 Block 266 Lot 28 submitted by Mc Donald's, 9 Route 35 and Hwy 33 proposal is for façade upgrade, 46sqft addition and sign upgrade.

   ZB11/21 Block 188 Lot 12.01 submitted by Johnson Obayuwana, 104 Leonard Avenue for the construction of 5 new townhomes.

5. With no further business before the board, motion to adjourn offered by
   moved and second by hearing closed at P.M.

6. Next scheduled hearing will be Tuesday December 7th, 2011 beginning at 7:30 PM. Should any member of the Board of Adjustment not be able to attend please contact the board office at 732-988-5200 ext 278 or via e-mail at Rhavey@neptunetownship.org

Wishing all a Very Happy Thanksgiving Day!!!!!!!!!!!!!

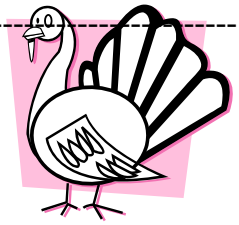
1. ZB11/16 - Block 19 Lot 609 submitted by Eduardo & Margaret Amorin, 32 Heck Avenue
Application is to expand a non-conforming dwelling with the replacement/repair of the front porches and decks.

Enclosed: Application with taxes verified
Revised zoning determination dated 10-26-11
Copy of survey of property
Photos submitted by applicant showing the property
Narrative for proposal prepared by Michael J. Monroe AIA
Comments/reports from:
William Doolittle Construction Official
T & M Associates – M. Truscott 9-15-11

Copy of plans prepared by Michael J. Monroe, AIA 7-12-10

Board notes/recommendations:

Motion offered to accept-deny by second by
Bascom__ Eichenour __ Gilligan __ Healy __ Sears__ Suarez__ Price__
Alternates: Dunlap __ Burns __ Johnson __



2. ZBA11/19 - Block 7018 Lot 12 submitted by John P. Wyciskala Esq for Sunoco Inc., 3321 Highway 33. Applicant is proposing to modify the existing gasoline dispenser canopy area, existing diesel fuel pump will be removed; replaced with dispensers of both gasoline and diesel fuel. No increase in the numbers of pump; two new signs are being proposed which will replace existing signage.

Enclosed: Letter from John P. Wyciskala Esq regarding the witness list
Application with taxes verified
Copy of Permit Denial
Letter 8-8-11 submitted with application to the board
Letter from Monica C. Kowalski to Mr. Wyciskala regarding the site
Report issued by T & M Assoc prepared by Marty Truscott 10-5-11
Comments from:
Neptune Public Works 9-20-11
Neptune Assessor 9-20-11
Neptune Police Dept 9-7-11
Neptune Fire Prevention 9-20-444
Neptune Construction Official 9-6-11
Copy of boundary and topographic survey
Preliminary/final minor site plan 6 sheets prepared by Bohler Engineering
Package of documents regarding the site

Board notes/recommendations:

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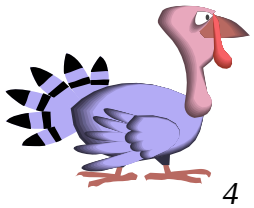

3. ZB11/23 – Block 266 Lot 28 submitted by James Hundley Esq for Mc Donald's USA LLC located at 9 Route 35 and Hwy 33 Neptune. Applicant is proposing a façade upgrade, 46 sqft building addition and sign upgrade/changes to be included in the changes. Also proposed are modifications to the drive-thru to provide two ordering board stations. Proposed drive-thru changes will eliminate 17 existing parking spaces, requiring a parking variance for the site;

Enclosed: Application with taxes verified
Zoning Permit Denial 7-6-11
Submission to the Monmouth County Planning Board & response 8-8-11
Copy of letter from Freehold Soil 10-12-11

Exhibit A Resolution log sheet 1981 with copy of resolution 81/30 ZBA
Exhibit B Resolution 81/30A ZBA
Exhibit C Resolution log sheet 1982 with copy of resolution 82/26 ZBA
Exhibit D Resolution log sheet 1983 with copy of resolution 83/09 ZBA
Exhibit E Resolution log sheet 2006 with copy of resolution 06/31 PB
Exhibit F List of Variances Requested 1 thru 8

Reports prepared by T & M Associates, Marty Truscott 10-20-11
Reports prepared by LSAvakian, Matt Shafai 10-12-11

Board notes/recommendations:

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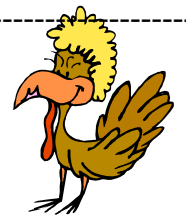
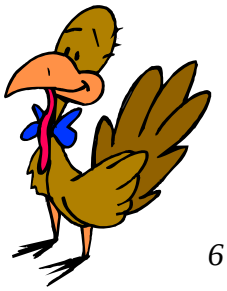


4. ZB11/21 - Block 188 Lot 12.01 submitted by Jennifer S. Krimko Esq for Johnson Obayuwana for property located at 104 Leonard Avenue. Applicant is seeking to demolish the existing dwelling, allowing the construction of 5 unit townhouses at the site, creating the need of a use and density variance.

Enclosed;
- Application with taxes verified
- Zoning permit denial 8-5-10
- Drainage calculations prepared by Charles Surmonte [July 2010]
- E-mail from J. Krimko verifying proposal is for 5 units
- Tree Removal permit [resubmitted 8-10-11]
- Reports prepared by Matt Shafai, of L.S. Avakian 9-30-11
  - Martin Truscott of T & M Assoc. 10-10-11
- Comments received from Neptune Fire Prevention 9-26-11
  - Environmental/Shade Tree Commission 10-4-11
  - Neptune Dir of Public Works 9-20-11
- Reduced copies of Proposed Townhouse Project 05/05/11

Board notes/recommendations:

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