



Neptune Township ~ Zoning Board of Adjustment
Regular Hearing Agenda
Wednesday February 1, 2012 ~ 7:30 P.M.

The regular scheduled meeting of the Neptune Township Zoning Board of Adjustment
Which has been duly constituted and advertised according to law is now called to order:

Fire exits are clearly marked at the side and rear of this room, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit. At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. Towards 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:

It is the Board's policy, to the following procedure, after testimony from the Applicant and the Board's Professionals, questions and/or comments will follow from the members of the Zoning Board, then the public portion will be opened. Each individual will be sworn in; he/she will give their name and address; and 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 Chair. At the completion of the public portion, the members of the Zoning Board will make final comments prior to offering a resolution.

Roll Call:

Mrs. Barbara Bascom ___ Mr. Paul Dunlap ___ Mr. Roger Eichenour ___
Mr. James Gilligan ___ Mr. Thomas Healy ___ Chairwoman Mrs. Robin Price-Marshall ___
Mr. Joe Sears ___

Alternates: Cynthia Suarez alt 1 ___ David Fernicola alt 2 ___ Mr. William L. Johnson Sr. alt 3 ___
Dianna Harris alt 4 ___

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or at rhavey@neptunetownship.org. Thank You.



1. Roll call and flag
2. Correspondence –
3. Resolutions to be memorialized –

Amend resolution ZBA11/20 Anny's-Guy's Package Store, Block 266 Lots 1 & 2, 1417 Corlies Avenue amended to revise paragraph 2; section e. Motion to accept _____ second by Ms. Bascom___ Mr. Eichenour___ Mr. Gilligan___ Mr. Sears___ Mr. Johnson___ [retired Ms. Burns]

Resolution ZBA12/08 Variance for signage, 1318 Corlies Avenue LLC, submitted by Salvatore Alfieri Esq for the applicant. Motion offered by _____ Second by Ms. Bascom___ Mr. Dunlap___ Mr. Eichenour___ Mr. Gilligan___ Mr. Healy___ Mr. Sears___ Ms. Price-Marshall___

Resolution ZBA12/09 - Use variance for Block 5 Lot 433.01 known as 6 ½ Surf Avenue, Mary Cooper Motion offered by _____ Second by Ms. Bascom___ Mr. Dunlap___ Mr. Eichenour___ Mr. Gilligan___ Mr. Healy___ Ms. Price-Marshall___ Ms. Suarez alt1.

Resolution ZBA12/10 Variance request for Block 166 Lot 12, 1205 Fifth Avenue, Sperry Tents, NJ Motion offered by _____ Second by Ms. Bascom___ Mr. Dunlap___ Mr. Eichenour___ Mr. Gilligan___ Mr. Healy___ Ms. Price-Marshall___ Ms. Suarez alt1.

4. Applications under consideration this evening are:

ZB11/27 Block 403 Lot 44 – 4 Pinewood Drive, submitted by David Backman to allow the expansion of his rear deck.

ZB11/28 Block 217 Lot 64 – 269 Fisher Ave submitted by Peter Bass Esq for Rahul Diddi, for porch replacement that violates side and front yard setback.

ZB11/21 Block 188 Lot 12.01 – 104 Leonard Ave submitted by Jennifer Krimko Esq for Johnson Obayuwana, applicant is seeking a variance for use and density.

5. With no further business before the board a motion to adjourn was offered by _____ Moved and second by _____ hearing adjourned at _____ P.M.

5. Board members please note we will meet again on February 15 2012. Meeting will begin at 7:30 PM. Board members are requested to arrive no later than 7:15PM.

If any member cannot attend please notify the board office by phone at 732-988-5200 ext. 278
Or via e-mail at rhavey@neptunetownship.org.

2. ZBA11/28 Block 217 Lot 64 – 269 Fisher Avenue submitted by Peter Bass Esq. applicant is seeking approval to replace the existing old front porch with a new porch that will violate the side and front yard setback; lot is undersized which is a pre-existing condition.

Enclosed: Application with taxes verified
 Zoning Permit Denial 5-25-11
 Black & White Photo of dwelling [applicant will submit a new photo at time of hearing]
 Copy of survey
 Copy of proposed porch replacement
 Comments from Construction Official & Zoning Official

Board notes:

Motion offered to accept- deny by _____ moved and second by _____
 Ms. Bascom__ Mr. Dunlap__ Mr. Eichenour__ Mr. Gilligan__ Mr. Healy__ Mr. Sears__
 Ms. Price-Marshall__ Alternates: Ms Suarez __ Fernicola__ Johnson__ Harris__



Application carried from the November 2nd 2011 hearing

3.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
 - Revised package for 2-1-2012 reduced copy of survey
 - Comments – Board of Health 9-8-11
 - Dir of Construction 9-6-11
 - Nept Traffic Bureau 8-9-10

Board notes/recommendations:

Motion offered to accept- deny by _____ moved and second by _____
 Ms. Bascom__ Mr. Dunlap__ Mr. Eichenour__ Mr. Gilligan__ Mr. Healy__ Mr. Sears__
 Ms. Price-Marshall__ Alternates: Ms Suarez __ Fernicola__ Johnson__ Harris__

