



Neptune Township ~ Zoning Board of Adjustment  
Regular Hearing Agenda ~ Amended  
Wednesday February 15, 2012 ~ 7:30 P.M.

*Where Community, Business & Tourism Prosper*

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, of the following procedure; after testimony from the applicant and his attorney or professional, questions and/or comments will follow from the members of the Zoning Board; then the public portion will be opened. Each individual from the public will be sworn in; 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. Roger Eichenour\_\_\_ Mr. James Gilligan \_\_\_  
Mr. Thomas Healy \_\_\_ Mr. Joe Sears \_\_\_ Chairwoman Mrs. Robin Price-Marshall\_\_\_

Alternates: David Fernicola alt 2\_\_\_ Mr. William L. Johnson Sr. alt 3 \_\_\_ Ms. Cynthia Suarez\_\_\_  
Dianna Harris alt 4\_\_\_

Absent: Mr. Paul Dunlap

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



Carried from the Dec 7<sup>th</sup>, 2011

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.

Motion to accept/deny offered by \_\_\_\_\_ moved and second by \_\_\_\_\_  
Bascom\_\_\_ Eichenour\_\_\_ Gilligan\_\_\_ Healy\_\_\_ Sears\_\_\_ Suarez\_\_\_ Price\_\_\_  
Alternates: Johnson\_\_\_ Absent: Dunlap [12-7-11]

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*



Exhibits into the record - \*A-1 Proposed renovations to the bldg, 4 sheets  
[T1; A1; A1-1; A2] rev date 11-15-11

\*A-2 Colored rendering of proposed landscape plan  
Nelson Engineering Rev 11-22-11 [1 sheet]

\*A-3 Large color rendering of proposed finished building [small copy encl]

\*A-4 Site plan proposal prepared by Nelson Engineering Rev. 11-22-11

\*A-5 Color rendering of Topo Survey of property 10-8-10

Mark Steinberg Esq for applicant went over the proposal before the board; currently this is an auto service center, that wishes to expand the business, no painting proposed; proposed expansion to 6 bays.

Ronald Kacmarsky Engineer, was sworn in [NJ licensed 97; opened his business in 03', second office in So. Florida in 07' gave details regarding his schooling etc. accepted by board.

Worked with applicant to design the new building, reviewed approved building in the area [ie Sunny Land Building, liked the look etc] used this to base his proposal.

Proposed roof will be sloped to allow for solar panels with the southern exposure, there will be no exterior storage, NO cars will be parked outside, no products will be stored outside all storage will be inside; There are no formal construction plans to date, windows are for decoration only to prevent the front of the building from looking flat;

Proposal shows storage will be on the second floor, which will also incorporate the employees lounge area, bathroom and washer/dryer for uniforms towels etc.

Mr. Gilligan questioned if the design load for the second floor be suitable [yes]

New building will house the re-cycled oil/new oil storage.

David Boesch of Nelson Engineering testified regarding the proposal before the board.  
Proposal shows new French drains, roof draining away from the property;  
New chain link [will revise to show approved type of fence], add a guard rail.

Due to the lateness of the hour, application has been carried with no further notice to the February 15<sup>th</sup>, 2012 hearing date.

