



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. Thank You.

1. ZB11/18 – Block 81 Lot 1703 – 91 Franklin Avenue Ocean Grove, submitted by Mark Steinberg attorney for Virginia Maffei. Applicant has applied to the Board for a “Certificate of Non-Conforming Use and/or Structure, to confirm the existing dwelling is actually a three family unit. Use is currently a front cottage; with a two family structure at the rear.

Enclosed for review:

- Copy of Notice for public hearing Coaster 12-22-11
- Copy of the notice to the public
- Application with taxes verified
- Zoning Permit denial dated 4-1-11
- Affidavit signed by Wm. Mockridge regarding the use
- Photo of the dwelling as it exists [1335-81-1703]
- Documents dated 1-25-90; 2-18-92; 1-18-94 1-13-97 and copy of
- Property record card depicting the number of units.
- Comments prepared by Martin Truscott dated 8-23-11
- Comments from: B. Haney Assessor
- B. Doolittle Construction Official

Board notes:

Motion offered by _____ Moved and second by _____
Bascom___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___ Price-Marshall___
Alternates: Fernicola___ Suarez___ Johnson ___ Harris___



Carried from the Dec 7th, 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 15th, 2012 hearing date.

Application carried from the 10-19-11

- 3. ZB11/13 – Block 470 Lot 46, 113 Highland Avenue submitted by Gordon Gemma Esq for James Granelli who is seeking bulk variance relief from section 411.09 [c] [1] [b] as to the storage requirements of a recreational vehicle within ten feet of the street.

Enclosed: Application with taxes verified
Affidavit of Publication 10-5-2011
Correspondence from homeowner James C. Granelli
Zoning permit denial 6-9-11
Copy of "Notice of Violation & Order to Correct" 7-7-11
Survey of property 9-8-09
Survey Illustration Notes and comments prepared by J. Granelli 6-30-11

Motion offered to accept/deny by _____ moved and second by _____
Bascom__ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price__
Alternates: Suarez alt 1__ Fernicola alt 2__ Johnson alt 3__ Harris alt 4__

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