

Neptune Township ~ Zoning Board of Adjustment Wednesday April 4th, 2012 ~ 7:30 P.M. Township Meeting Room 2nd Floor

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 devises, 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. 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:

It is the Board's policy to the following procedure; after testimony by the applicant's attorney/his professional, questions will follow by the members of the Zoning Board; at the direction of the Board Chair the public portion will be opened. Each individual from the public will be sworn in; give their name and address; and will be have one five [5] minute session to speak. We ask that questions are directed to the Chair, and not repeated. Time is not transferable. At the completion of the public portion, members of the Zoning Board will make final comments prior to offering a resolution to either adopt or deny the proposal before them.

Ms. Barbara Bascom Mr. James Gilligan Ms. Robin Price-Marshall	Mr. Paul Dunlap Mr. Thomas Healy	Mr. Roger Eichenour Mr. Joe Sears
Alternates: Ms. Cynthia Suarez a Ms. Dianna Harris alt		2 Mr. William Johnson Alt 3

Also Present: Monica Kowalski, Esq attorney to the Board Matt Shafai, Board Engineer Jennifer Beahm, Board Planner

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 salute

Correst	ondence:

2.	Resolution For Memorialization this evening: ZBA12/16 Block 2 Lot 1502 14 Spray Avenue Ocean Grove NJ, Sally Luciano approval to rebuild porches on the first & second floor. Motion offered by moved and second by Bascom Eichenour Gilligan Healy Sears Suarez Price-Marshall
3.	Applications for board's consideration:
	1. ZB12/01-Block 417 Lots 27 thru 30 submitted by William Voeltz PE on behalf of Frank and Alice Rienzo of 102 Clinton Place. Applicant is represented by Robert C. Garofalo Esq. who is seeking a variance to expand a non-conforming use, in order to install an in-ground pool.
	2. ZB11/29 –Block 1007 Lots 6.01 & 67 submitted by Peter Falvo Esq Neptune Circle Holdings LLC located at Route 66 and Cardinal Road. Applicant is seeking variance to use property as a parking lot, for vehicle storage parking and over flow inventory from car dealership.
4.	With no further business before the board; a motion to adjourn was offered by, moved and second by hearing adjourned at PM.
	Next regular hearing is scheduled for Wednesday May 2 nd , 2012. All hearings are held in the Municipal Complex second floor meeting room, beginning at 7:30 PM.
	Any board member who cannot attend please contact the board office at 732-988-5200 ext. 278 or via e-mail at Rhavey@neptunetownship.org.

ZB12/01 Block 417 Lots 27 thru 30 submitted by William Voeltz PE on behalf of Frank and Alice 1. Rienzo of 102 Clinton Place. Applicant is represented by Robert C. Garofalo Esq. Applicant is seeking a variance to expand a non-conforming use, in order to install an in-ground pool. Application with taxes verified Enclosed: Series of 12 photos showing the site NJDEP Arial of the site and surrounding area [2 photos] USGS Quadrangle Map Asbury Park NJ 1995 Firm Flood Map Panel 333 of 457 9-25-09 Survey showing proposal, and grading plan Letter dated 3-27-12 advising that Mr. Garofalo is now representing the applicant Copy of public notice & copy of hearing notice to homeowners within 200 ft. Copy of zoning denial by Mr. Waterman 1-20-12 [w/requirements] Zoning determination signed by P. Townsend regarding the site 1-20-98 Copy of property record card Report prepared by Matt Shafai 3-27-12 Comments prepared by B. Haney Assessor 2-8-12 Packet prepared by William F. Voeltz PE – Variance plan & in-ground pool grading plan 1-8-12 Topo survey prepared by Martin G. Miller III PELS 1-8-12 NJDEP 1-map location map showing property and 200 ft surround JDEP 1-map showing environmental constraints USGS quadrangle map showing surrounding property Google Earth Map Board notes:

moved and second by

Motion offered to accept – deny by

alternates; Suarez Fernicola Johnson Harris

Bascom__ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price-Marshall__

ZB11/29 Block 1007 Lots 6.01 & 67, 2070-2100 Route 66, submitted by Peter Falvo Esq. for Neptune Circle Holdings I LLC; Applicant is seeking approval to use the property as a parking lot for vehicle storage parking and over flow inventory from car dealership. Enclosed; Application with taxes verified Zoning denial by Geo. Waterman 10-17-11 Zoning permit application 10-12-11 Affidavit of publication the Asbury Park Press 3-23-12 Notice of public hearing to public Notice re Ocean Twp Witness List Copies of the following resolutions regarding the property: PB87 Granting preliminary and final site plan approval Park Chevrolet PB88/47 Granting a determination regarding a sub-division PB88/48 Granting preliminary& final site plan with conditions PB90/23 Amend final site plan approval ZBA90/49 Approval – use variance PB 93/20 Sign variance ZBA94/31 Bulk variance approval PB03/20 Preliminary & Final Major Site Plan approval Deeds filed on this property: DB4727 P0726 12-24-86 DB5188 P852 11-25-92 DB8111 P2095 2-3-00 DB8922 P4118 1-31-11 Reports prepared by: T & M Associates 12-6-11 Matt Shafai 12-27-11 Traffic Assessment HNA Associates 3-5-12 Comments from: Mon County Plan Bd 2-27-12 Environmental/Shade Tree Comm 12-19-11 Board notes: Reduced copy of preliminary and final site plans ______ Motion offered to accept – deny by moved and second by Bascom__ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price-Marshall__ alternates; Suarez__ Fernicola __ Johnson __ Harris __