



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

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. 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.

Roll Call:

Ms. Barbara Bascom ____ Mr. Paul Dunlap ____ Mr. Roger Eichenour ____
Mr. James Gilligan ____ Mr. Thomas Healy ____ Mr. Joe Sears ____
Ms. Robin Price-Marshall ____

Alternates: Ms. Cynthia Suarez alt 1 ____ David Fernicola alt 2 ____ Mr. William Johnson Alt 3 ____
Ms. Dianna Harris alt 4 ____

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.

*Happy
Pasover*



1. Roll call and flag salute

Correspondence:

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 2nd, 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.

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. Applicant is seeking a variance to expand a non-conforming use, in order to install an in-ground pool.

- Enclosed:
- Application with taxes verified
 - Series of 12 photos showing the site
 - NJDEP Aerial 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:

Motion offered to accept – deny by _____ moved and second by _____
 Bascom__ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price-Marshall__
 alternates; Suarez__ Fericola __ Johnson __ Harris __



2. 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 __

