

## Neptune Township ~ Zoning Board of Adjustment Wednesday April 18<sup>th</sup>, 2012 ~ 7:30 P.M. Township Meeting Room 2<sup>nd</sup> 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.

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 Ms. Dianna Harris al		2 Mr. William Johnson Alt 3
Also Present: Monica Kowalski,	Esq attorney to the Board	
Matt Shafai, Board	l Engineer	
Jennifer Beahm, B	Board Planner	

If any board member cannot attend, please call or email the board office at 732-988-5200 ext 278 or at <a href="mailto:rhavey@neptunetownship.org">rhavey@neptunetownship.org</a>. Thank You.



- 1. Roll call and flag salute
- 2. Correspondence: None at time of mailing
- 3. Applications for board's consideration:

ZBA11/33 known as Block 201 Lots 24 thru 34 & 36, located at Highway 33 and Route 35 submitted by Mr. Peter Falvo Esq for Pucci & Co., Realty Assoc, LLC, Joseph Pucci property owner. who is proposing the construction of a convenience store and fuel dispensing facility.

Enclosed: Application with taxes verified

List of requested variances and requested design waivers Letter from Environmental Mgt Group – P. Ritchings 10-12-11

Zoning Denial 12-21-2011

Report – Matt Shafai, Bd. Engineer 2-8-2011

Jennifer Beahm, Bd. Planner 3-2-2011

Reports Prepared by - KZA Engineering know Maser Consulting

Traffic Impact Study 12-5-11

Stormwater Management Operations/Main Manual 12-5-11

Stormwater Management Report 3/27/12 Environmental Impact Statement Rev 3-27-12 Geotechnical Engineering Study 11-9-11

Narrative 3/28/12 on prepared by Michel F. Gallagher PE

Reduced copy of use variance & preliminary/final site plans 4-2-11

Revised architectural prepared by LMA Arch LLC, 3-20-12

Letter from Mon Cty Plan Board 1-17-11

Freehold Soil 1-5-12, 2-6-12 & 2-16-12

Environmental/Shade Tree Commission 2-9-12

Board Comments:			
Motion offered by – to accept /deny application		moved and second by	
Bascom Dunlap Eichenour Gilligan H	Healy Sears	Price-Marshall	11
Alternates: Suarez Fernicola Johnson H			

