



Neptune Township ~ Zoning Board of Adjustment
Wednesday May 16th, 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. James Gilligan -
Ms. Robin Price-Marshall -

Mr. Paul Dunlap -
Mr. Thomas Healy -

Mr. Roger Eichenour -
Mr. Joe Sears - yes

Alternates:

Ms. Cynthia Suarez alt 1-
Mr. William Johnson Alt 3 –

David Fernicola alt 2 –
Ms. Dianna Harris alt 4 -

Also Present: Monica Kowalski, Esq attorney to the Board
Gerri Freda, Board Engineer [for Matt Shafai PE]
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
- 2.
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 & 4-9-12
Jennifer Beahm, Bd. Planner 3-2-2011 & 4-17-12
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



Public Notice as published was accepted:

Witness List provided:

Engineering Report - KZA Engineering/Maser Consulting PA – Dan Busch, PE

Traffic Report - KZA Engineering/Maser Consulting PA Justin P. Taylor PE

Planning Report - Paul Phillips PP,

Operations Expert – WAWA David J. Mac Donald, Regional Real Estate Mgr

Exhibit entered into evidence: [4-18-2012]

A-1 2D Color site plan prepared by Maser Consulting

A-2 2D Colored Arial of site prepared by Maser Consulting

A-3 2D Colored Architectural Elevators & Floor Plan by LMA Architects LLC

A-4 3D Colored Architectural Elevation by LMA Arch LLC

Application has been carried from the hearing that was held April 18th, 2012. Board members please refer to your package from that date.