



Neptune Township ~ Zoning Board of Adjustment
Wednesday July 11th, 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 10:00 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 or his professional, questions will follow by the members of the Zoning Board; at the direction of the 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 -

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
Matt Shafai PE 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
2. Correspondence: None at time of mailing
3. Resolutions for memorialization:
 - ZBA12/17 Block 201 Lots 24 thru 34, & 36 to be located at 1334 Corlies Avenue, approval for the construction of a convenience store and fuel dispensing facility.
Motion offered by _____ moved and second by _____
Bascom__ Eichenour__ Gilligan__ Healy__ Sears__ Johnson__ Price-Marshall__
 - ZBA12/18 Blk 255 Lot 6 Johnson Obayuwana 2006 Stratford Ave, minor sub-division
Motion offered by _____ moved and second by _____
Bascom__ Dunlap__ Gilligan__ Healy__ Sears__ Suarez alt 1__ Chair Price-Marshall__
 - ZBA12/19 Blk 1007 Lots 6.01 & 67 2070-2100 Route 66 Neptune Circle Holding I LLC., approval granted to continue use as a parking lot for vehicle storage.
Motion offered by _____ moved and second by _____
Bascom__ Eichenour__ Gilligan__ Sears__ Suarez alt 1__ Harris alt 3__ Price- Marshall__
4. Applications for board's consideration:
 - a. ZB12/01 Block 417 Lots 27 thru 30 submitted by William Voeltz PE on behalf of Frank & Alice Rienzo of 102 Clinton Place. Applicant is represented by Robert C. Garofalo Esq, who has applied for a variance to expand a non-conforming use in order to install an in ground pool. This application has been carried from the April 4th, 2012 hearing date.
 - b. ZB11/21 Block 188 Lot 12.01 submitted by Jennifer Krimko Esq for Johnson Obayuwana with property located at 104 Leonard Avenue, Applicant wishes to demolish the existing dwelling, allowing for the construction of a 5 unit townhouse at the site. Variance is necessary for use and density. This application has been carried from May 2nd, 2012.
 - c. ZB12/03 Block 251 Lots 7, 8, 9, & 10 submitted by Mark Steinberg for 443-445 St Hwy 35 LLC with property is located at 443 State Hwy 35, applicant is seeking a Use Variance to convert the residential portion of the building into office space for the used auto dealership.
5. With no further business before the board, a motion was offered to adjourn by _____ moved and second by _____ meeting adjourned at _____ PM.

Next scheduled hearing will be September 5th, 2012. The August hearing date has been cancelled due to a lack of quorum.