



Neptune Township ~ Zoning Board of Adjustment
Regular Scheduled Hearing Agenda
Wednesday January 11th, 2012 ~ 7:30 P.M.

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. Towards 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 from the Applicant and the Board's Professionals, questions and/or comments will follow from the members of the Zoning Board, and then the public portion will be opened. Each individual will be sworn in; he/she will give their name and address. Each individual will be given one five [5] minute turn to speak. We ask that questions are not repeated, and that all questions be directed to the Chair. At the completion of the public portion, the members of the Zoning Board will make final comment prior to offering a resolution.

Roll Call:

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

Alternates: Cynthia Suarez alt 1 ___ David Fernicola alt 2 ___ Mr. William L. Johnson Sr. alt 3 ___
Dianna Harris alt 4 ___

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. Correspondence – Latest issue of The New Jersey Planner.
2. Resolutions to be memorialized:

ZBA11-24 77 Main Avenue known as Block56 Lot 163 C102, submitted by Richard Hogan Esq for Tina Skokos, denial for use change at this site.

Motion offered by _____ moved and second by
Bascom___ Eichenour___ Gilligan___ Healy___ Sears___ Suarez___ Price___

ZBA11-25 774 & 778 Wayside Road, known as Block 1006 `1006 Lots 4 & 5, submitted by Thomas Warren Esq for Wayside Road Associates LC & Next Door Associates LLC. Granting use approval for the property.

Motion offered by _____ moved and second by
Bascom___ Eichenour___ Gilligan___ Healy___ Sears___ Suarez___ Price___

3. Applications under consideration this evening are:

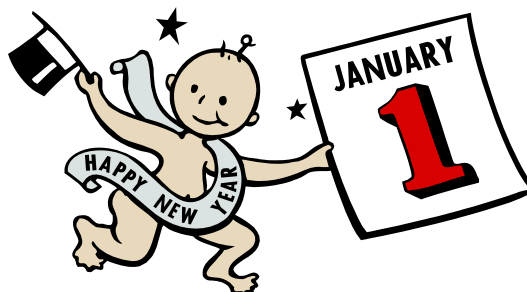
Carried from the October 19th, 2011 hearing:

ZB11/08 known as Block 5 Lot 433.01 ~ 6 1/s Surf Avenue; submitted by Jennifer Krimko Esq for Mary Cooper. applicant seeking approval to repair and renovate an existing front porch and columns, dwelling is a 2 family in a single family zone, board approval is necessary since it is an expansion of a non-conforming use, use variance is necessary.

ZB11/07 known as Block 166 Lot 12 ~ 1205 Fifth Avenue submitted by Donald Beekman Esq for Sperry Tents, NJ. Applicant is seeking use and bulk variance approvals.

4. With no further business before the board meeting adjourned at _____ PM with
A motion offered by _____ moved and second by _____
5. Board members please note we will meet again in two weeks for a special hearing: Meeting will begin at 7:30 PM, Board members are requested to arrive no later than 7:15PM.

If any member cannot attend please notify the board office by phone at 732-988-5200 ext. 278
Or via e-mail at rhavay@neptunetownship.org.



- 1. ZB11/08 - Block 5 Lot 433.01, 6 1/2 Surf Avenue submitted by Jennifer Krimko Esq. for Mary Cooper Homeowner. Applicant wishes to renovate the existing two family non-conforming, which currently encroaches over the front property line into the flared open space area. The existing covered front 1st floor porch, the open second floor porch deck encroaches 1.69 feet over the front property line. The proposed porch will be re-constructed in the same original footprint, with new covered porches on the first and second floor, and a smaller uncovered third floor balcony. The habitable area on the third floor will increase, applicant proposes to remove a pre-existing nonconforming 3rd story and rebuild space into a conforming half story. There is a proposal to increase the existing west side setback from .081 feet to 1.14 feet.

Enclosed: Application with taxes verified
Narrative prepared by Ms. Krimko of proposed work
Copy of Zoning Denial 4-13-2011
Copy of Notice of Public Hearing

Exhibit List prepared by Ms. Krimko

- *A-1 Plans prepared by Shore Point Architecture 4-14-11
- *A-2 Survey of property M.J. Williams 5-26-10
- *A-3 Setback study prepared by M. J. Williams 1-21-11
- *A-4 Photo packet depicting existing house conditions [to be supplied at hearing]

* entered into evidence at time hearing.

Witness: Steve J. Cartledge of Shore Point Architecture.

In 1-11-12 package:

Comments from T & M Associated 11-15-11 & comments from Matt Shafai 9-2-11

Motion offered to accept/deny by _____ moved and second by _____
Bascom___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___ Price-Marshall___
Alternates: Suarez___ Fernicola___ Harris___ Johnson ___



Board notes:

2. ZBA11/07 - Block 166 Lot 12, 1205 Fifth Avenue submitted by Donald Beekman Esq for Sperry Tents New Jersey, National Prod LLC. Applicant is contract purchaser of property located at the northwest corner of Atkins & Fifth Avenue; used for parking, warehousing and loading for building adjacent to property, known as National Produce. There is currently two building at the site, applicant proposed to use the 5615 sqft building as a flex space/warehouse and the 660 sqft building as office space, creating a request for use variance.

- Enclosed:
- Application with taxes verified
 - Affidavit of Publication – Asbury Park Press 10-6-11
 - Copy of notice of public hearing to property owners
 - Letter of explanation prepared by Eric Larkin Member 4-28-11
 - Copy of zoning permit denial 2-8-11
 - Copy of Deed recorded 12-27-99
 - Drainage Narrative prepared by Charles Surmonte PE & LS 4-2011
 - Proof of submission to Mon Cty Planning Board
 - Comments – Environmental/Shade Tree Commission 7-18-11
 - Neptune Public Works 6-6-11
 - Neptune Police Chief 6-6-11
 - Reports submitted by – Matt Shafai, Board Engineer 9-2-11
 - Martin Truscott, Board Planner 10-5-11

Witness List – 10-7-2011

Copies of site plan prepared by Chas. Surmonte 03-28-11

Board notes:

Motion offered to accept/deny by _____ moved and second by _____
 Bascom__ Dunlap__ Eichenour__ Gilligan__ Healy__ Sears__ Price-Marshall__
 Alternates: Suarez__ Fernicola__ Harris__ Johnson__

