Neptune Township - NJ

Where Community, Business & Tourism Prosper

Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, December 5, 2018 at 7:30 PM
Township Meeting Room 2nd Floor

This Regular 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, 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. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

It is the Board's policy to adhere to the following procedure:

After testimony by the Applicant's attorney, their professional or proffered witness, questions will follow by members of the Zoning Board for that particular witness. After the Members of the Zoning Board ask their questions, the Zoning Board Professionals shall have the opportunity to ask questions. These questions by the Members of the Board and its professionals directed to applicant's witness may overlap.

After the Board Members and Board Professionals have finished their questioning, the Chairperson of the Zoning Board shall open the Public Portion session of the meeting for the public to ask **QUESTIONS ONLY** of the witness currently on the stand. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION**. Each member of the Public who wishes to question this witness **MUST** form a line at the podium in order to be heard.

Each individual from the public will be sworn in and must **state their name, spell their last name, state their address for the record**, and will have **ONE (1), five (5) minute session** to question the applicant's witness currently under oath. All questions should be directed to the Witness regarding his or her testimony **ONLY** and questions should not be repeated. **Time is not transferable between members of the public.**

The Public should be aware that a public question session will be held upon the conclusion of **EACH INDIVIDUAL WITNESS FOR THE APPLICANT**. Once the applicant's witness (or any other witness) has finished testifying, they are not subject to recall by the public, but may take the stand again as a part of the Applicant's hearing process. Every witness who appears may be subject to Board Member, Board Professional and Public Questioning. **THE BOARD AND IT'S PROFESSIONALS; HOWEVER, ARE NOT SUBJECT TO QUESTIONING.**

At the completion of Applicant's case, when the applicant has finished with all of their witnesses and evidence presentation, the Chairperson of the Zoning Board will open up the floor for **PUBLIC COMMENT**. At this time, individuals from the public will be sworn in, give their name and address for the record and will have **ONE (1), five (5) MINUTE SESSION TO PROVIDE COMMENT OR OPINION ON THE APPLICATION AS A WHOLE. THIS IS THE TIME WHEN THE PUBLIC MAY EXPRESS TO THE BOARD THEIR OPINIONS ABOUT THE APPLICATION SUBJECT TO A VOTE**. **Time is not transferable between members of the public.**

At the conclusion of the Public Session for Comments, the Applicant or their attorney may provide a "summation" or Closing Statement to the Board. After Summation, the Board and its Professionals may engage in a discussion, on the record, regarding the Application and its contents. **There will be no further input from the public or the applicant at this time.**

Upon conclusion of Discussion, the Board may make a motion with regard to the application and vote upon same. We ask that both the Applicant and members of the Public be respectful of the process as outlined above.

If any board member cannot attend, please call or email the board office at
732-988-5200 ext 278 or karmour@neptunetownship.org.

I. Roll Call:

Barbara Bascom	Thomas Healy	Joe Sears
Dr. James Brown (Alternate #1)	Frances Keel	Paul Dunlap, Chairman
William Frantz, 1st Vice Chairman	Michael Pullano (Alternate #4)	
James Gilligan, 2nd Vice Chairman	Naomi Riley (Alternate #3)	

Also Present: Monica C. Kowalski, Esq. - Attorney to the Board
Matt Shafai, PE, PP, CME - Board Engineer
Jennifer C. Beahm, PP, AICP - Board Planner

II. Flag Salute

III. Correspondence: None.

IV. Resolutions to be memorialized:

a. **ZBA#18/16 – 2019 Zoning Board of Adjustment Regular and Special Meeting Dates**

b. **ZBA#18/17 – Bulk Variance Approval –** James Monteforte – Block 5412, Lot 13 – 223 S. Riverside Drive

Those Eligible: *Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Naomi Riley, Michael Pullano, and Paul Dunlap*

c. **ZBA#18/18 – Use Variance Approval –** Timothy Sexsmith – Block 414, Lot 12 – 1103 Sixth Avenue

Those Eligible: *Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Naomi Riley, Michael Pullano, and Paul Dunlap*

d. **ZBA#18/19 – Bulk Variance Approval –** Jacqueline Hurley – Block 5315, Lot 2 – 232 Valley Road

Those Eligible: *Barbara Bascom, William Frantz, James Gilligan, Thomas Healy, Naomi Riley, Michael Pullano, and Paul Dunlap*

V. Applications under consideration for this evening:

a. **ZB17/06 (Use Variance and Preliminary & Final Site Plan) –** 756 Holding, LLC – Block 903, Lot 2 – W. Bangs Avenue – Applicant is seeking a Use Variance and Preliminary and Final Site Plan approvals to construct 19 Townhouses on this property. Applicant is represented by Jennifer S. Krimko, Esq. ****THIS MATTER HAS BEEN RESCHEDULED FOR FEBRUARY 6, 2019 AND WILL NOT BE HEARD THIS EVENING – NEW PUBLIC NOTICE WILL BE PROVIDED****

b. **ZB18/09 (Use Variance & Minor Site Plan w/Bulk Variances)** – GJA Construction Inc. (Gulf) – 1705 Corlies Avenue – Block 1104, Lot 6 - The Applicant is proposing the replace the existing fuel station canopy, replace the existing freestanding sign, and provide striping for two parking spaces, including one ADA accessible parking space and a ramp to the convenience store entrance. Represented by David Hodulik, Esq. **This application was partially heard on October 17, 2018.**

c. **ZB18/06 – (Use Variance & Minor Site Plan w/Bulk Variances) –** Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 – Applicant is seeking to replace an existing billboard. Represented by Gregory Asadurian, Esq.

d. **ZB18/12 – (Use Variance & Bulk Variance) –** Lisa Bridge – Block 1202, Lot 2 – 1908 Washington Avenue – Applicant is seeking a Use Variance for Expansion of a Pre-Existing Non-Conforming Residence along with Bulk Variance relief to repair the existing front porch and to construct an addition toward the rear which will be a continuation of the existing non-conforming side yard setback of 3.4 feet where 10 feet is required.

e. **ZB18/13 – (Bulk Variances) –** John & Donna Weldon – Block 103, Lot 8 – 19 Sea View Avenue – Applicant is seeking Bulk Variances for a 3-story residential addition and for reconstruction of the front porch which does not meet the average porch setback requirement. The porch was damaged from a fire which took place in March 2017.

VI. Adjournment:

a. Next scheduled meeting will be our **Reorganization Meeting on <u>Wednesday, January 2, 2018 at 7:30 PM</u>** here in the Municipal Complex, 2nd floor meeting room.

b. With no further business before the Board a motion to adjourn was offered by to be moved and seconded by , meeting closed at PM.

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ZB18/09 (Use Variance & Minor Site Plan w/Bulk Variances) – GJA Construction Inc. (Gulf) – 1705 Corlies Avenue – Block 1104, Lot 6 - The Applicant is proposing the replace the existing fuel station canopy, replace the existing freestanding sign, and provide striping for two parking spaces, including one ADA accessible parking space and a ramp to the convenience store entrance. Represented by David Hodulik, Esq.

Previously Enclosed w/
10/17/18 Agenda:

Checklist and Application for Site Plan Including Zoning Determination (Received 9/19/18)
Boundary and Topographic Survey (last revised 9/4/18)
Site Plan (2 sheets) (dated September 2018)

Currently Enclosed: MG Engineering Associates Response to Leon S. Avakian Review Letter (11/9/18)
Canopy Details (2 sheets undated)
Canopy Detail Supplement to Boundary Topographic Survey (10/18/18)
Site Plan (4 sheets)(last revised 10/14/18)

Previously Enclosed
Correspondence: Board Engineer & Planner's Review #1 (10/5/18)
Township Engineer's Review #1 (10/3/18)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Bascom _____ Frantz _____ Gilligan _____ Healy _____ Keel _____ Sears _____ Dunlap _____

Alternates: Brown (Alt 1) _____ Riley (Alt 3) _____ Pullano (Alt 4) _____

ZB18/06 – (Use Variance & Minor Site Plan w/Bulk Variances) – Outfront Media, LLC – Block 1004, Lot 3 – 55 Highway 35 – Applicant is seeking to replace an existing billboard. Represented by Gregory Asadurian, Esq.

Enclosed: Transmittal Letter to Armour (6/19/18)
Checklist and Application for Site Plan
Checklist and Application for Use/Bulk Variances
Monmouth County Planning Board – No Interest Letter (5/14/18)
Freehold Soil Conservation District – Exemption Letter (5/10/18)
Zoning Permit Denial (5/3/18)
Amended Community Impact Statement
Survey of Property (4/18/08)
Partial Boundary and Topographic Survey (2/8/18)
Preliminary and Final Site Plans (3 sheets dated 4/20/18)

Correspondence: Board Engineer & Board Planner Review (Revised 10/30/18)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Bascom _____ Frantz _____ Gilligan _____ Healy _____ Keel _____ Sears _____ Dunlap _____

Alternates: Brown (Alt 1) _____ Riley (Alt 3) _____ Pullano (Alt 4) _____

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Enclosed: Completeness Checklist and Application for Use/Bulk Variances (Rec'd 10/22/18)
Zoning Permit Denial (9/13/18)
Copy of Deed (8/30/18)
Owner's Letter of Explanation (10/20/18)
Survey of Property (8/28/18)
Architectural Plans (2 sheets)(9/10/18)

Correspondence: None.

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Bascom _____ Frantz _____ Gilligan _____ Healy _____ Keel _____ Sears _____ Dunlap _____

Alternates: Brown (Alt 1) _____ Riley (Alt 3) _____ Pullano (Alt 4) _____

ZB18/13 – (Bulk Variances) – John & Donna Weldon – Block 103, Lot 8 – 19 Sea View Avenue – Applicant is seeking Bulk Variances for a 3-story residential addition and for reconstruction of the front porch which does not meet the average porch setback requirement. The porch was damaged from a fire which took place in March 2017.

Enclosed: Checklist and Application for Bulk Variances (Rec'd 10/23/18)
Zoning Permit Denial (9/6/18)
Survey of Property (9/18/17)
Architectural Plans (7 sheets dated 8/30/18 and 9/24/18)

Correspondence: HPC Resolution #2018-061

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Bascom _____ Frantz _____ Gilligan _____ Healy _____ Keel _____ Sears _____ Dunlap _____

Alternates: Brown (Alt 1) _____ Riley (Alt 3) _____ Pullano (Alt 4) _____