

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. Paul Dunlap ____	Mr. Roger Eichenour ____
Mr. James Gilligan ____	Mr. Thomas Healy ____	Mr. Joe Sears ____
Ms. Robin Price-Marshall ____		

Alternates:

Ms. Cynthia Suarez alt 1 ____	David Fernicola alt 2 ____
Mr. William Johnson Alt 3 ____	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. Resolutions to be memorialized:

Block 1007 Lot 23 – 500 Neptune Blvd LLC – Little People at Work- use variance

Motion offered by _____ moved and second by _____

Bascom___ Dunlap___ Eichenour___ Gilligan___ Healy___ Sears___ Fernicola alt 2___

3. Application before the board this evening will be:

ZBA #12/13 Block 1500 Lots 23.04 & 23.05 Chase Partners LLC, known as 3650-3660 Rt 66 submitted by Jennifer S. Krimko Esq. attorney for the applicant.

Applicant proposed to develop the site as a mixed use retail and multi-family residential development providing 8,000 sqft of retail space, 272 multi-family residential homes with parking, and improvements.

Proposed use of multi-family units is not a permitted use in the C-1 zone; use variance is required.

Proposal includes a mixed use building of 4 stories; with retail on the ground floor, residential units above; Nine [9] 3-story buildings, two [2] 4 story residential buildings, clubhouse with outdoor pool with courtyard area and four garage/carport structures.

Enclosed for review:

1. Application with taxes verified
2. Neptune Twp Plan Bd Resolution #09-12
3. Deed of sale dated 12-31-96
4. Report prepared by Jennifer Beahm, PP AICP 9-17-12
5. Report prepared by Matt Shafai PE PP 8-14-12
6. Letter of Interpretation dated 12-19-2007
7. Reports [1] prepared by Neptune Fire Prevention 7-25-12
[2] prepared by Neptune Twp Police 7-13-12
[3] prepared Neptune Assessor 7-11 -12
8. Typical Architectural Plan date 7-24-12
9. Conceptual Landscape Rendering Plan [color] sheet 1/1
10. Use Variance Site Plan prepared by Joseph D. Hanrahn
of Hammer Land Engineering 1/1 7-24-12
11. Traffic Impact Study/Signature Place prepared by Langan Engineering 7-25-12
12. Copy of notice for public hearing prepared by J. Krimko 9-19-12

Board notes:

Motion to accept/deny offered by _____

_____ moved and second by _____

Mrs. Bascom___ Mr. Dunlap___ Mr. Eichenour ___ Mr. Gilligan ___ Mr. Healy ___ Mr. Sears ___ Mrs. Marshall ___

Alternates: Mrs. Suarez alt1 ___ Mr. Fernicola alt 2 ___ Mr. Johnson alt 3 ___ Ms. Harris alt 4 ___

5. With no further business before the board, motion to adjourn hearing offered by _____

Second by _____ hearing closed at _____ PM.

Board members please remember we will be meeting again on October 17th, 2012 at 7:30 PM. If any member cannot attend please contact the board office at 732-988-5200x 278 or via e-mail at Rhavey@neptunetownship.org

