



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday December 4, 2013 - 7:30 P.M.
Township Meeting Room 2nd Floor**

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, 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.

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 ITS 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.

I. Roll Call and Flag salute :

Roger Eichenour, Chairperson	William Frantz	Clifford Johnson (Alternate # 4)
Barbara Bascom	James Gilligan, 1 st Vice Chairperson	Joe Sears
Paul Dunlap, 2 nd Vice Chairperson	Dianna Harris (Alternate # 3)	Cynthia Suarez (Alternate # 1)
David Fernicola (Alternate # 2)	Thomas Healy	

Also Present: Monica C. Kowalski, Attorney to the Board
 Matt Shafai, Board Engineer
 Jennifer Beahm, Board Planner

II. EXECUTIVE SESSION:

III. Correspondence:

- a. None.

IV. Resolutions to be memorialized:

- a. None.

V. Applications under consideration for this evening:

****CARRIED FROM 8/7/13 – NOTICE REQUIRED ** - NOTICE NOT PROVIDED**

- a. **ZB12/06** - Gary Edwards – Block 9017 Lot 9, 17 Princeton Ave (reconstructed barn/garage) – Represented by Peter Bass, Esq.

****NEW** - NOTICE NOT PROVIDED**

- b. **ZB13/15** – William Taylor – Block 15, Lot 764 - 9 Broadway (Ocean Grove) – requesting height variance for 3 stories where 2.5 stories are permitted.

****CARRIED FROM 9/4/13 – NO NOTICE REQUIRED** - RECEIVED REQUEST TO ADJOURN**

- c. **ZB13/09** – Atifaq Corporation (Gas Plus Speedy Mart), 1800 Highway 33 (B282/L1-5) – proposing to convert existing building onsite into convenience store. Represented by Jennifer S. Krimko, Esq.

****CARRIED FROM 9/4/13 – NOTICE REQUIRED** - PROPER NOTICE RECEIVED**

- d. **ZB13/05** – Dollar Tree (Jumping Brook Shopping Center) – Block 1501, Lot 1 – 3705 Highway 33 - Proposing 2 wall-mounted signs that exceed maximum number of signs permitted as well as the square footages permitted.

VI. Adjournment:

- a. The next meeting of the Zoning Board of Adjustment will be a Re-Organization Meeting on January 8, 2014 at 7:30 PM which will be followed by a Regular Meeting at the conclusion of the Re-Organization. Said meetings are to be held at the Neptune Township Municipal Building, Township Committee Meeting Room, 2nd Floor.
- 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.

****CARRIED FROM 8/7/13 – NOTICE REQUIRED FOR THIS MEETING****

ZB12/06 – Block 9017 Lot 9 submitted by Gary Edwards of 17 Princeton Ave and represented by Peter Bass, Esq. Applicant failed to obtain zoning approval to rebuild an existing garage/barn. “secondary building is an old barn, 3 bays on ground level, expansion use of barn, cars continue to be on the ground level, keeping 3 bays; second story addition is to be used for recreation; loft area to be used for storage.” **CARRIED FROM 11/7/12 to 12/5/12 to 1/9/13 to 2/6/13 to 4/3/13 to 5/1/13 to 8/7/13 to 12/4/13.**

Enclosed with a Previous Package was originally scheduled for November 7, 2012:

- Application with taxes verified (4-30-12)
- Copy of zoning denial (4-2-12)
- Barn Story prepared by homeowner (Received 5-2-12)
- Copy of survey (dated 5-22-06, unrevised)
- Drawings of Edward’s residence (dated 9-8-10)
- Drawings of barn (unknown date)
- Photos barn renovations (Received 5-2-12)
- Municipal Agencies: Neptune Public Works – No Comment (Rec’d 9-12-12)
- Reports prepared by: Matt Shafai of Leon S. Avakian (dated 8-2-12)
- Jennifer Beahm of CME Associates (dated 7-31-12)

Board notes:

NO NOTICE PROVIDED FOR THIS MEETING

Motion offered by _____ to be moved and seconded by _____ .

Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__

Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__ Johnson alt 4__

ZB13/15 – William Taylor – Block 15, Lot 764 - 9 Broadway (Ocean Grove) – requesting height variance for 3 stories where 2.5 stories are permitted.

BOARD NOTES:

NO NOTICE PROVIDED FOR THIS MEETING

Motion offered by _____ to be moved and seconded by _____
Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__

Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__ Johnson alt 4__
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****CARRIED FROM 9/4/13 – NO NOTICE REQUIRED****

ZB13/09 – Block 282, Lots 1 thru 5 - #1800 Highway 33 - submitted by Atifaq Corporation (Gas Plus Speedy Mart) – Applicant is proposing to convert existing building onsite into a convenience store. Applicant is represented by Jennifer S. Krimko, Esq.

BOARD NOTES:

**RECEIVED E-MAIL REQUEST FROM JENNIFER KRIMKO, ESQ. DATED NOVEMBER 25, 2013 TO
ADJOURN APPLICATION FOR A LATER HEARING DATE.**

Motion offered by _____ to be moved and seconded by _____ .

Bascom __ Dunlap__ Frantz__ Gilligan__ Healy__ Sears__ Eichenour__

Alternates: Suarez alt 1 __ Fernicola alt 2__ Harris alt 3__ Johnson alt 4__

