



**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
Wednesday, January 8, 2014 (immediately following Re-Org. Mtg)
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 :

Barbara Bascom
Paul Dunlap
Roger Eichenour (Alternate #4)
William Frantz

James Gilligan
Dianna Harris
Thomas Healy
Clifford Johnson (Alternate #1)

Frances Keel (Alternate #2)
Charles Moore (Alternate #3)
Joe Sears

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

II. Correspondence:

- a. None.

III. Resolutions to be memorialized:

- a. None.

IV. Applications under consideration for this evening:

- ❖ **ZB13/06A** – Jersey Shore University Hospital (B3000/L8) – 81 Davis Ave - Applicant proposing to install a freestanding sign & awnings with signage. ****PARTIALLY HEARD ON JULY 3, 2013 – PLANS HAVE BEEN REVISED TO INDICATE A NEW PROPOSAL – NOTICE MUST BE PROVIDED FOR THIS MEETING DATE****
- ❖ **ZB13/11** – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 - Intersection of Memorial Drive and Seventh Ave – Seeking Preliminary and Final Site Plan approval for residential development consistent with previous ZBA Use Variance relief granted January 30, 2013 which included the renovation of the existing SS Adams Building to create and contain no more than 44 residential units with a commercial component of approximately 1,000 s.f. ****NEW** **PREVIOUSLY SCHEDULED 10/2/13 – NO NOTICE WAS PROVIDED FOR THE OCTOBER MEETING AS WE RECEIVED REQUEST TO CARRY UNTIL MCPB APPROVAL CAN BE ACHIEVED – NOTICE MUST BE PROVIDED FOR THIS MEETING DATE****

RECEIVED REQUEST TO ADJOURN TO MARCH 19, 2014 WITH NO FURTHER NOTICE BEING REQUIRED

- ❖ **ZB12/04** - Irma Rojas – Block 7000, Lot 23 - #27 Hillview Drive (multiple variances for improvements constructed) Represented by Ronald Troppoli, Esq. – CARRIED FROM 10/17/12 to 11/7/12 to 4/3/13 to 5/1/13 to 6/5/13 to 9/4/13 to 1/8/14 ****PARTIALLY APPROVED AND CARRIED FROM 9/4/13****

V. Adjournment:

- a. Next scheduled hearing will be on Wednesday, February 5, 2014 at 7:30 PM as there was a request received to cancel the Special Meeting of January 15th.
- 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.

ZB13/06A – Jersey Shore University Hospital – Block 3000, Lot 8 - 81 Davis Ave. - Applicant proposing to install a freestanding sign and awnings with signage.

Enclosed: Amended Variance application (Received 10/21/13)
Zoning Officer's Permit Denial (10/15/13)
Ground Monument Sign Detail (2 sheets dated 9/20/12)
Meridian Pediatric Center (Awning Details 9 sheets dated 9/20/13)
Comments: Board Planner's Review (11/19/13)

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

Bascom __ Dunlap__ Frantz__ Gilligan__ Harris__ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)__

****NEW****

ZB13/11 – 509 Memorial Drive Partners, LLC – Block 163, Lots 53-57 & 59 - Intersection of Memorial Drive and Seventh Ave – Seeking Preliminary and Final Site Plan approval for residential development consistent with previous ZBA Use Variance relief granted January 30, 2013 to include the renovation of the existing SS Adams Building to create and contain no more than 44 residential units with a commercial component of approximately 1,000 s.f.

ENCLOSED:

5/20/94 Copy of Deed
1/30/13 Resolution for Use Variance & Bulk Variances
2/8/13 Application for Site Plan Approval
2/8/13 Completeness Checklist – Application for Development
5/14/13 & 5/6/13 Transmittal Letter from Ken Pape, Esq. with NJDEP Letter of Interpretation
6/4/13 Comments from the Township Fire Prevention Bureau
6/12/13 Comments from the Township Traffic Bureau
6/19/13 Board Engineer’s Review Letter
6/27/13 Comments from Township Engineer
7/3/13 Comments from Environmental/Shade Tree Commission
7/25/13 Ken Pape, Esq. response to Environmental/Shade Tree Commission
8/9/13 Board Planner’s Review Letter
10/28/13 Monmouth County Planning Board Conditional Approval
12/26/13 Crest Engineering Response to Leanne Hoffmann
12/27/13 Transmittal Letter from Ken Pape, Esq.

PLANS & REPORTS:

6/8/10 Boundary & Topographic Survey prepared by Crest Engineering
1/1/13 Stormwater Analysis prepared by Crest Engineering
1/1/13 Environmental Impact Assessment prepared by Crest Engineering
1/15/13 Architectural Plans prepared by Barton Partners
12/23/13 Landscape Plan prepared by Melillo + Bauer Assoc.
12/24/13 Preliminary & Final Site Plans prepared by Crest Engineering

BOARD NOTES:

Motion offered by

to be moved and seconded by

.

Bascom __ Dunlap__ Frantz__ Gilligan__ Harris__ Healy__ Sears__

Alternates: Johnson (Alt 1) __ Keel (Alt 2)__ Moore (Alt 3)__ Eichenour (Alt 4)__

****PARTIALLY APPROVED ON SEPTEMBER 4, 2013 – NO FURTHER NOTICE WAS REQUIRED FOR THIS MEETING DATE****

ZBA12/04 – Block 7000 Lot 23 - submitted by Ronald Troppoli, Esq. for Irma Rojas of 27 Hillview Drive - Applicant is seeking relief for bulk variances and waiver relief in order to keep existing site improvements at the site. Please refer to the variances listed by Mr. Troppoli.

Previously Enclosed: Notice to property owners prepared by R. Troppoli
Application with taxes verified [see paid receipt]
Narrative of waivers/variances applicant is seeking
Copy of Zoning Denial 12-5-11
Deed dated 3-14-2000 transferring property from Nept Township to I. Rojas
Copy of correspondence and enclosures from Richard Cuttrell, Municipal Clerk to Ronald Troppoli, Esq. enclosing construction documents in response to Mr. Troppoli's OPRA Request.

Comments from: Neptune Police Dept 6-21-12
Land Use/Assessor B. Haney 6-25-12
Neptune Public Works 7-3-12
Environmental/Shade Tree Commission 7-26-12
Reduced copy of survey showing required and existing coverage, etc
Reduced copy of survey showing existing coverage as it exists
Black and white photos of property as it exists
Report prepared by CME Jennifer Beahm, PP, AICP 7-11-12
Report prepared by LSA Matt Shafai PE 7-30-12
Reduced copies of first floor plan, rear elevation, footing & foundation plan, and cross-section

BOARD NOTES:

RECEIVED REQUEST TO ADJOURN TO MARCH 19, 2014 WITH NO FURTHER NOTICE BEING REQUIRED.

APPLICANT'S ATTORNEY WAS NOTIFIED ON DECEMBER 10, 2013 THAT REVISED PLANS AND ANY OUTSTANDING ESCROW FEES THAT HAVE BEEN REQUESTED MUST BE RECEIVED BY MARCH 7, 2014 OR THIS APPLICATION WILL BE ADMINISTRATIVELY DISMISSED BY THE BOARD.

Motion offered by _____ to be moved and seconded by _____ .
Bascom ___ Dunlap___ Frantz___ Gilligan___ Harris___ Healy___ Sears___
Alternates: Johnson (Alt 1) ___ Keel (Alt 2)___ Moore (Alt 3)___ Eichenour (Alt 4)___