



Neptune Township ~ Zoning Board
Special Meeting Minutes
Wednesday February 19, 2014 at 7:30 PM
Municipal Complex, 2nd Floor, 25 Neptune Blvd.

ATTENDANCE:

Present : Barbara Bascom, Paul Dunlap, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Joe Sears, Frances Keel, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and Torro Reporting, LLC.
Absent: Clifford Johnson, Charles Moore, Roger Eichenour

OPENING:

Meeting called to order by Chairman Paul Dunlap at 7:40 PM. Chairman Dunlap advised the public of the fire exits and how the meeting will proceed.

CORRESPONDENCE: None.

RESOLUTIONS MEMORIALIZED: None.

DISCUSSIONS:

1. **ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision)** – Hovsons, Inc. (Victoria Gardens) – Hovchild Boulevard – Block 1500, Lots 1, 2, 5, 20, 21, & 22 (312 apartment units & restaurant/retail building). Represented by Jennifer S. Krimko, Esq.

Jennifer Krimko, Esq. requested we first mark the Exhibits into evidence which was performed by the Court Reporter.

Brian Murphy, PE provided further testimony regarding buffers and plantings which had been revised from the originally submitted plan.

Mr. Murphy reviewed his response letter to the Board Engineer as well as the Board Engineer's letter.

Mr. Murphy discussed Stormwater Management including the wet ponds which are approximately 5 feet deep.

Mr. Murphy reviewed his response letter to the Board Planner as well as the Board Planner's letter.

Meeting is opened to the public.

Michael Golub – Cliffwood Drive – questions Mr. Murphy regarding watershed and whether further studies have been done and whether or not there will be an overtaxing of the current system.

Gerald Azzolini – 25 Maplecrest – questions Mr. Murphy.

**** The Board breaks for 5 minutes and returns at 9:00 PM all members still present.****

Allen Rusca – 21 Lynn Drive – questions Mr. Murphy.

Martha Applegate – 25 Roberts Drive – questions whether project will add to the current drainage issues.

Blanche Dunbar – 40 Lynn Drive – questions regarding drainage.

Steve Applegate – 25 Roberts Drive – questions Mr. Murphy

Frank Page – 9 Jeanne Drive – questions Mr. Murphy

Mr. Healy questions whether or not the density per acre has already been testified to?

Mr. Murphy states Lots 1 & 2 = 14.45, with remainder of 6.6, combined 7.2 without wetlands there is a gross area of 12.9 developable. The entire site is 43 acres total.

Ms. Krimko requests if she can introduce her next witness – Roger Cirminiello, Architect. The Board permits the testimony of the architect.

Roger Cirminiello, Architect – presented testimony with regard to the color rendering exhibits submitted and discussed the siding and stone/brick combination.

Chairman Dunlap questions whether the permitted length requirement of the buildings can be met by reducing the number of units.

Jack Bredin – 94 ½ Heck Avenue (Ocean Grove) – questions whether or not the Applicant approached the Committee in order to rezone the property. The response was “No.”

Natalie LeBron – 18 Lynn Drive – questions what the budget is for the architectural plans and will they be able to afford to construct as being depicted.

Martha Applegate – questions whether there will be patios and balconies.

Helen Stocum – 22 Lynn Drive – questions whether or not there will be five (5), seventy-five (75) foot long buildings facing Oakcrest.

Ron Gasiorowski, Esq. – cross-examines the Architect.

The Board agrees to grant and carry this application for further hearing to a Special Meeting to take place on Wednesday, May 21, 2014, at 7:30 PM with no further notice being required for same.

ADJOURNMENT:

A motion was made by Thomas Healy and seconded by James Gilligan to adjourn at 10:55 PM. The next scheduled hearing will be a Special Meeting on Wednesday, March 12, 2014 at 7:30 PM. All in favor.

Minutes submitted by Kristie Armour, Administrative Officer to the Board of Adjustment