

Neptune Township ~ Zoning Board of Adjustment Special Meeting Agenda Wednesday, March 12, 2014 at 7:30 PM 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 <u>state their name</u>, <u>spell their last name</u>, <u>state their address for the record</u>, and will have **ONE** (1), **five** (5) <u>minute session</u> 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, Chairman William Frantz James Gilligan, 1st Vice Chairman Dianna Harris Thomas Healy Joe Sears, 2nd Vice Chairman Frances M. Keel, Alt. #2 Charles Moore, Alt. #3 Roger Eichenour, Alt. #4

Also Present: Monica C. Kowalski, Attorney to the Board

Matt Shafai, Board Engineer Jennifer Beahm, Board Planner

II. Correspondence:

a. **Resolution** #14-146 – Acceptance of the Resignation of Clifford Johnson as a Member of the Board of Adjustment.

III. Resolutions to be memorialized:

a. None.

IV. Applications under consideration for this evening:

- ❖ 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.
- ❖ **ZB14/01** EI Properties (Parkway 100) Block 10017, Lot 5 3535 Route 66 Applicant is seeking a use variance to allow the use and occupancy of the existing office park for warehouse and flex space uses historically permitted by zoning and operating on the property.

V. Adjournment:

- a. The next meeting of the Zoning Board of Adjustment will be Regular Meeting on March 19, 2014 at 7:30 PM 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 seconded by , meeting closed at PM.

to be moved and

NEW - CARRIED FROM JANUARY 8, 2014 DUE TO INSUFFICIENT NOTICE TO NJAW – NJAW HAS NOW BEEN PROPERLY NOTICED.

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.

PREVIOUSLY		
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.
PREVIOUSLY		
ENCLOSED PLANS		
& REPORTS:	6/8/10	Boundary & Topographic Survey prepared by Crest Engineering
	1/1/13	
		Environmental Impact Assessment prepared by Crest Engineering
		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
CURRENTLY		
ENCLOSED:		Board Planner's Review Letter #2
		Comments from Township Engineer
	2/26/14	Ken Pape, Esq. response to Leanne Hoffmann, Township Engineer
BOARD NOTES:		

BOARD NOT	ES CONTINUE	ED (509 MEMO	RIAL):					
	Motion offered by to be moved and seconded by .							
Bascom	Dunlap	Frantz	Gilligan		Healy	Sears		
Alternates:	Keel (Alt 2)		(Alt 3)					

ZB14/01 – EI If the use and occoperating on the	upancy of the ex	vay 100) – Block 1001 sisting office park for w	7, Lot 5 – 3 varehouse a	535 Route 66 - and flex space u	- Applicant is se ses historically	eeking a use variance to a permitted by zoning and	ıllow
Enclosed:	Corresp Zoning	Planners Review #1 da pondence from Applica Officer's Denial dated	ant's Attorr 13-4-13			12.14	
BOARD NOTE		ariance Completeness C	_neckiist &	Application Pa	2-1	1 <i>2</i> -14 	
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Motion offered	by	to be	moved and	seconded by			
		Frantz Gillig			Healv	Sears	
		Moore (Alt 3)					

NEW

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