Neptune Township ~ Board of Adjustment
Regular Scheduled Meeting Agenda
Wednesday December 7, 2011
Neptune Municipal Complex 25 Neptune Blvd.
7:30 P.M. Committee Meeting Room ~ Second Floor

The notice requirements of R.S.10:14-8 has been satisfied by the publication of the required notice in The Coaster, posting copies of the notice on the board in the Municipal Complex, and listing on the Township web site, also filing a copy of the notice with the Municipal Clerk

"Fire exits are located to the rear and to my right. In the event of a fire, please move in a calm, and orderly fashion to the nearest smoke free exit or as directed."

It is the policy of the 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 10:30 P.M., nor will any new witnesses or testimony begin after 10:30 P.M.

The following procedure will be followed:
After testimony from the applicant, his/her attorney, or by their professional; and the Board's Professionals, questions and/or comments will follow from the Board of Adjustment members, and then the public portion will be opened. Each member of the public will be sworn in, he/she will give their name and address, each individual will be given one five [5] minute turn to speak. We ask that questions are not repeated, and that all questions be directed to the Board Chair.

At the completion of the public portion, the members of the Board will make final comments prior to offering a resolution.

Roll call:

Barbara Bascom	Cynthia Suarez
Roger Eichenour	Paul Dunlap, alt 1
James Gilligan	Barbara Burns alt 2
Thomas Healy	William L. Johnson Sr. alt 3
Joe Sears	

Chairwoman Robin Price –

Also present Monica C. Kowalski Esq. Board Attorney
Matt Shafai, Bd Engineer
Martin Truscott, Bd Planner
Michelle from State Shorthand Reporting, Court reporter

If any member cannot attend, please call or e-mail the board office at 732-988-5200 ext 278 or Rhavey@neptunetownship.org. Thank you.

Matter carried from the September 22nd, 2011 hearing date with no further notice"

1. ZBA11/10   420 Highway 35 Block 227 Lot 2 – Maggu Properties LLC, submitted by Mark Steinberg Esq; applicant seeking approval for expansion of number of bays for existing automotive Service station. Proposal is to expand existing 2 bay service station to 6 bays.

Enclosed: Application with taxes verified
        Tree removal permit
        General Information Sheet provided by Applicant's Engineer
        Letter to the Board prepared by Elizabeth Oltman PE Nelson Engineering
        Letter from NJDOT prepared by F. Howard Zahn w/ map
        Copy of deed 6-1-2007
        Letter of Interpretation-Re-issuance 6-9-2011
        Copy of letter sent to Freehold Soil 6-1-2011
        Zoning Permit Denial 7-12-2010
    Reports prepared by:
        Lisa Spaziano, NJCTE of LSAvakian regarding tree removal
        Matt Shafai PE 7-20-2011
        Martin Truscott PP 7-21-2011
        Comments from Monmouth County Planning Board 6-27-2011
        Freehold Soil Letter 7-12-2011
    Comments from:
        Neptune Police Department 6-24-2011
        Environmental/Shade Tree 7-18-2011
        Tax Assessor 6-23-11
        Neptune Public Works 7-26-2011
    Attorney's submission:
        Witness List
        Copy of notice of public hearing
        Certified copy of public notice
    Reduced copy of Bic Garage Plans
Motion to accept/deny offered by   moved and second by
Bascom___ Eichenour___ Gilligan___ Healy___ Sears___ Suarez___ Price___
Alternates: Dunlap___ Burns___ Johnson___
Board notes: