



Neptune Township ~ Board of Adjustment
Special Meeting Agenda ~ Wednesday July 20, 2011
Neptune Municipal Complex ~ 7:30 P.M.
Room B-11 Lower Level Meeting Room

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
Roger Eichenour – absent
James Gilligan
Thomas Healy
Joe Sears

Cynthia Suarez-absent
Paul Dunlap, alt 1
Barbara Burns alt 2
William L. Johnson Sr. alt 3
Chairwoman Robin Price

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

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.



1. Roll call and flag salute
2. Applications under consideration this evening. [Each will be heard individually]
 - a. ZBA11/11 Block 25 Lot 448 ~ 27 Ocean Pathway, submitted by Jennifer Krimko Esq for PH Distinctive Properties LLC, proposal before the board is the construction of a single family dwelling where applicant is seeking 3.5 stories, whereas 2.5 is permitted by ordinance, building height of 35.96 feet whereas 35 feet is permitted. Site was the former Manchester Inn which was destroyed by fire in 2009.
 - b. ZBA11/12 Block 25 Lot 450 – 25 Ocean Pathway

Enclosed: Application with taxes verified
 Zoning Denial 7-5-11
 Survey of property [Former Manchester Hotel Site] shows lots 448 and lot 450
 Building setback study-along Ocean Pathway
 Survey of the former “Manchester Inn Property” showing lots 448-450-451
 Survey showing new lots 448-450-451
 Letter from Ms. Krimko regarding “Residential Site Improvement Standards” requesting exception.
 Proposed plans prepared by Joseph L. Walker III dated 5-26-11
 A-1 *Zoning information
 *Coverage Calculations
 * Survey of proposed home at 27 Ocean Pathway
 *Elevations of front/rear of proposed dwelling
 A-2 *East elevation of dwelling
 *West elevation of dwelling
 *South & North elevation of proposed dwelling
 * Floor plans of proposed - basement
 1st floor, 2nd floor, 3rd floor & attic floor

Applicants Exhibits 1- Photo of Hotel Manchester, lot 448 1895
 2- Photo of Children’s Chorus 1904
 3- Photo Children’s Carnival 1904 & Ocean Pathway 8-8-1908
 4- Photo of Review – Rough Riders Brigade [3458] & Stokes Memorial Statue
 5- The Manchester Front Elevations Overlay
 7- The Manchester site Vignette [footprint]
 8- The Manchester site Vignette footprint 3-13-2010
 10-Photo showing site & pre-existing Manchester Inn photo 2010 pre-fire
 [left photo] East Bldg original dormer [right photo] East/West Bldg
 11-Photo [left of gable/dormer conditions]
 [Right of east bldg condition & addition to Inn]
 12-Photo [left west building condition]
 [Right gable end condition & west bldg condition]
 13-Photo [left of original gable on east structure]
 [Right of original dormer]
 14-Photo [Left historical structural ridge & chimney]
 [Right relationship between ridge & dormer]
 15-Photo [Left Large gable roof]
 [Right Bath Ave, bldg & attached conditions]
 16-Photo Ocean Pathway street scape – Great Auditorium
 Manchester Inn within street scape
 6, 9, 17 thru 21-to be submitted at time of hearing

ZBA11/11 Block 25 Lot 448 – 27 Ocean Pathway
Board notes/discussion

Motion offered by to _____ offered by _____ moved and second by
Bascom ___ Gilligan___ Gilligan___ Healy___ Sears___ Suarez ___ Price___
Alternates: Dunlap___ Burns___ Johnson___

ZBA11/12 Block 25 Lot 450 - 25 Ocean Pathway
Board notes/discussion

Motion offered by to _____ offered by _____ moved and second by
Bascom ___ Gilligan___ Gilligan___ Healy___ Sears___ Suarez ___ Price___
Alternates: Dunlap___ Burns___ Johnson___

With no further business before the Board motion to adjourn was offered by
second by _____ meeting adjourned at _____ PM

Next regular scheduled hearing will be August 3rd, 2011 beginning at 7:30 PM
If any member cannot attend please notify the Board office at 732-988-5200 ext. 278 or
via e-mail at Rhavey@neptunetownship.org

