



*Neptune Township ~ Board of Adjustment  
Regular Meeting Agenda  
Wednesday May 6<sup>th</sup>, 2009  
Neptune Senior Center, 1825 Corlies Avenue  
7:30 P.M. First Floor Community Meeting Room*

The notice requirements of R.S.10:14-8 has been satisfied by the publication of the required notice in the Asbury Park Press, and the New Coaster posting copies of the notice on the boards in the Municipal Complex and filing a copy of the said notice with the Municipal Clerk.

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

The following procedure will be followed during the meeting. Each applicant will come forward, be sworn in and give a brief description of his proposal. Board members will then question the applicant; this will follow with any comments and or suggestions by the Board Professionals.

At the direction of the Chair, the public portion will be opened for questions. Each member of the public will come forward to the microphone, give his/her name, address, and be sworn in. There will be a five [5] minute limit, per person, time is not transferable and we ask that questions are not repeated. When the question portion is closed the Chair will ask for comments from the public, again allowing five [5] minutes.

At the completion of the public portion, this will allow a member of the board to make a motion to accept or deny the application before them.

The membership of the Board of Adjustment will end all matters no later than 11 p.m., with no new testimony or new applications beginning after 10:30 p.m.

Roll call:

Roger Eichenour \_\_\_  
James Gilligan \_\_\_  
Thomas Healy \_\_\_  
Dianna Harris \_\_\_  
Joe Sears \_\_\_

Cynthia Suarez \_\_\_  
James Williams alt 1  
Barbara Bascom alt 2  
Paul Dunlap alt 3  
Chairwoman Robin Price \_\_\_

Also present Monica C Kowalski, Attorney; Matt Shafai Bd Engineer; Martin Truscott Bd Planner; \_\_\_\_\_ State Shorthand Reporting.



*Happy Mother's  
Day*

Roll call and flag salute –

Correspondence –

Board members please return your completed copy of the “Local Government Ethics Law Financial Disclosure Statement” at the hearing, or no later than May 11<sup>th</sup>, 2009 to Richard Cuttrell, Municipal Clerk.

Resolutions to be memorialized:

ZB09/15 – Block 251 Lot 53 – 401 Highway 34 Thomas A. Clericuzio Use Variance

Motion offered by \_\_\_\_\_ moved and second by \_\_\_\_\_

Eichenour\_\_ Gilligan\_\_ Harris\_\_ Healy\_\_ Sears\_\_ Suarez\_\_ Price\_\_

Application for consideration this evening:

ZB09/09-Blk 504 Lot 1091 – Patricia Rizzo-Dodig, 307 Durand Road Bulk, applicant seeking approval to construct walkways to the side and patio area at the rear of the property. Property lot coverage is permitted at 45%, proposed lot coverage has been estimated at 66.22% as per plans submitted via zoning permit application.

Enclosed: Application with taxes verified  
Zoning permit denial 4-1-09 #399  
Copy of proposed patio requested  
Narrative submitted by homeowner  
Series of 13 photos provided by homeowner showing dwelling along with elevations of home.  
Series of two photos submitted by G. Waterman Zoning Official showing home prior to expansion and current condition.  
Comments submitted by G. Waterman regarding application  
Reduced copy of survey  
Report submitted L. Hoffman, Dir of Plan/Engineering  
Comments of no interest from: Bd of Health 4-13-09  
Wm. Doolittle Dir of Code/Const.

Motion offered to accept deny by \_\_\_\_\_ moved and second by \_\_\_\_\_

Eichenour\_\_ Gilligan\_\_ Harris\_\_ Healy\_\_ Sears\_\_ Suarez\_\_ Price\_\_

alt: Williams\_\_ Bascom\_\_ Dunlap\_\_

ZB09/07- Blk 463 Lot 42-Donald Beekman Esq. for Chris Schembri, 6 Lorraine Drive, Bulk Request applicant is proposing an addition to the rear for a “great room” proposal is for a 21’ rear yard setback where 30’ is required, relief is necessary.

Enclosed: Application with taxes verified  
Zoning permit denial 3-19-09 #360  
Copy of affidavit of publication Asbury Park Press 4-16-09  
Copies of building plans showing proposal

Motion offered to accept deny by \_\_\_\_\_ moved and second by \_\_\_\_\_

Eichenour\_\_ Gilligan\_\_ Harris\_\_ Healy\_\_ Sears\_\_ Suarez\_\_ Price\_\_

alt: Williams\_\_ Bascom\_\_ Dunlap\_\_

ZB08/34 – Submitted by Ronald J. Troppoli Esq. for The Cove, LLC Ehab Hassaan LP  
Blk 170 Lot 132, 1239 9<sup>th</sup> Avenue – applicant is seeking a use variance approval to add hot  
food preparation for take-out only to an existing non-conforming grocery store use.

Enclosed: Application showing tax paid by this applicant  
Owners affidavit of authorization & Consent 12-4-08  
Escrow agreement 12-4-08  
Tree removal permit application – no trees to be removed 12-4-08  
Site plan application to MCPB 12-4-08  
Comments prepared by G. Waterman Zoning Official 3-3-09  
Report prepared by Matt Shafai Bd Engineer 4-22-09  
Martin Truscott Bd Planner 5-10-09  
Comments from the Neptune Fire Prevention Bureau 12-9-08

Exhibits submitted by Mr. Troppoli:

Affidavit of publication The Coaster 4-23-09  
Copy of public hearing notice to homeowners 4-17-09  
Proposed witness list  
Proposed exhibit list consisting of:  
Township Mercantile Registration & Receipt  
Mon Cty Dept Health Sanitary Inspection Report 12-4-08  
Work order – Pre-engineered System Jersey Cost Fire Equip. 8-1-08  
Cert of Inspection by the Nept Fire Bureau Dist #1 2-9-09  
Construction permit notice issued 2-12-07  
Final approval for building 3-21-07  
Final approval for electrical 3-22-07  
Bklet Amerex Corp, describing restaurant fire suppression protection  
system

motion to accept-deny offered by \_\_\_\_\_ moved and second by  
Eichenour \_\_\_ Gilligan \_\_\_ Healy \_\_\_ Harris \_\_\_ Sears \_\_\_ Suarez \_\_\_ Price \_\_\_  
Alternates: Williams alt 1 \_\_\_ Bascom alt 2 \_\_\_ Dunlap alt 3 \_\_\_

Next scheduled hearing will be June 3<sup>rd</sup>, 2009 beginning at 7:30 PM at the Neptune  
Senior Center 1825 Corlies Avenue.

Any member unable to attend please notify the Board office at 732-988-520 ext 278 or vial  
e-mail at [rhavey@neptunetownship.org](mailto:rhavey@neptunetownship.org).

Motion to adjourn offered by \_\_\_\_\_ moved and second by \_\_\_\_\_ closed at \_\_\_\_\_ PM