



Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
To be Held in the Municipal Complex
25 Neptune Boulevard
2nd Floor Township Committee Meeting Room
Wednesday, June 1, 2022 at 7:30 PM

THIS MEETING WILL BE TAKING PLACE IN PERSON.

The Center for Disease Control (CDC) has placed the Monmouth County COVID-19 Community Level at “High”. As such, the following measures are recommended by Neptune Township as of May 16, 2022 to help reduce the spread of COVID-19:

- Employees are encouraged to wear masks when working close to others.**
- Visitors to our facilities must wear a mask.**

**Neptune Township ~ Zoning Board of Adjustment
Regular Meeting Agenda
To be Held in the Municipal Complex
25 Neptune Boulevard
2nd Floor Township Committee Meeting Room
Wednesday, June 1, 2022 at 7:30 PM**

This Regular 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 at the side and rear of this room. 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. 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 testifying. **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 must **state their name, spell their last name, state their address for the record**, and will have **ONE (1), five (5) minute session** 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 IT'S 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:

Barbara Bascom
Dr. James Brown
William Frantz, Chair
James Gilligan, 1st Vice Chair

Thomas Healy, 2nd Vice Chair
~~Naomi Riley EXCUSED~~
Michael Pullano

Derel Stroud (Alt #2)
Tanya Pickard (Alt #1)
Shane Martins (Alt #3)
Richard Thompson (Alt #4)

Also Present: Monica C. Kowalski, Esq. - Attorney to the Board
 Matt Shafai, PE, PP, CME - Board Engineer
 Jennifer C. Beahm, PP, AICP - Board Planner

II. FLAG SALUTE

III. Resolutions to be memorialized:

- a. **Resolution ZBA#22-11 – (Approval of Preliminary & Final Site Plan) – GSZ Realty, LLC – Block 808, Lots 5, 6, 7, & 8 – Route 35, Monroe Avenue, & West Bangs Avenue**

Those Eligible: Barbara Bascom, Dr. James Brown, Michael Pullano, Naomi Riley, Thomas Healy, James Gilligan, and William Frantz

- b. **Resolution ZBA#22-12 – (Approval of Bulk Variances for New Single-Family Dwelling on Undersized Lot) – Coastal Habitat for Humanity – Block 608, Lot 9 – 1742 Bangs Avenue**

Those Eligible: James Gilligan, Tanya Pickard, Richard Thompson, and William Frantz

IV. Applications Under Consideration:

- a. **ZB21/01 – (Bulk Variances to Remediate Zoning Violations) – J.A.D. Group, LLC – Block 1108, Lot 4 – 1526 Corlies Avenue – Applicant is seeking bulk variances to remediate zoning violation for the construction of a second driveway without first obtaining permits. Applicant is represented by Lisa C. Krenkel, Esq. ****ORIGINALLY SCHEDULED FOR 9/1/2021 (not heard), 12/1/2021 (not heard), 3/2/2022 (Partially Heard) AND CARRIED TO THIS DATE WITH NO FURTHER NOTICE BEING REQUIRED******
- b. **ZB22/01 – (Bulk Variances to Remediate Zoning Violation for Fence Constructed in Sight Triangle) – Joshua Molinoff – Block 416, Lot 26 – 1329 06th Avenue – Applicant is seeking a Bulk Variance to retain a solid, 6 foot high, aluminum composite fence constructed in a Driveway Sight Triangle on this corner lot.**
- c. **ZB20/20 (Use Variance for Expansion of a Pre-Existing Nonconforming Multi-Family Residence) – Rinnetta McGhee – Block 605, Lot 8 – 245 Myrtle Avenue – Applicant was originally seeking a Use Variance to expand the Pre-Existing Nonconforming 2-family residence to permit four (4) dwelling units on this subject property. The Applicant has since amended their application and is now seeking approval to permit three (3) dwelling units on this subject property. Applicant is represented by Vincent M. DeSimone, Esq. ****ORIGINALLY SCHEDULED FOR 2/3/2021 (not heard), CARRIED TO 5/5/2021 (not heard), CARRIED TO 8/4/2021 (Partially Heard), CARRIED TO 12/1/2021 (Partially Heard), CARRIED TO 3/2/2022 (not heard), AND FURTHER CARRIED TO THIS DATE WITH NEW NOTICE BEING REQUIRED SINCE THE APPLICATION WAS VERBALLY AMENDED TO REQUEST 3-UNITS INSTEAD OF 4.******

- d. **ZB21/17 – (Use Variance and Preliminary & Final Site Plan) – Syed Brothers Management, LLC (Gulf Station)** – Block 4104, Lot 15 – 3655 Highway 33 – Applicant is seeking Use Variance and Preliminary and Final Site Plan approval to provide three (3) additional service bays, a second floor office addition to the existing service station and to permit a vehicle rental service from the site (i.e. U-Haul or similar). The applicant is also proposing to add electric vehicle charging stations. Additional site improvements include landscaping, lighting, sidewalks, parking in the rear of the building, and a subsurface stormwater management system to control runoff from the new improvements. Applicant is represented by Mark A. Steinberg, Esq. ****THIS APPLICATION WAS ORIGINALLY SCHEDULED FOR 2/2/2022 AND IT WAS NOT REACHED DUE TO TIME CONSTRAINTS; THEREFORE, CARRIED TO 4/6/2022 (Partially Heard) , CARRIED THIS DATE WITHOUT FURTHER NOTICE BEING REQUIRED****
- e. **ZB21/23 – (Use Variance and to Remediate Zoning Violations) – SML2211, LLC** – Block 816, Lot 8 – 2201 W. Bangs Avenue – Applicant is seeking a Use Variance to Repair/Reconstruct a single-family dwelling which had been damaged by fire and deemed to be an unsafe structure by the Township Construction Official. Zoning Violations which exist on the property must also be remediated. Applicant is represented by Mark A. Steinberg, Esq. ****ORIGINALLY SCHEDULED FOR 4/6/2022 (not reached), CARRIED TO THIS DATE WITHOUT FURTHER NOTICE BEING REQUIRED****

V. Adjournment:

- a. Next scheduled meeting will be our Regular Meeting on **Wednesday, August 3, 2022 at 7:30 PM** which will take place here in the Municipal Complex, 2nd floor meeting room.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

