



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, September 6, 2023 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 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:

Barbara Bascom
Dr. James Brown
William Frantz, Chair

Thomas Healy, 2nd Vice Chair
Naomi Riley
Michael Pullano

Derel Stroud (Alt #1)
Shane Martins (Alt #2)
Shawn Weston (Alt #3)

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: None.

IV. Applications Under Consideration:

- a. **ZB22/07 – (Bulk Variances to Remediate Zoning Violations) – Glorius & Magalie Beaubrun** – Block 410, Lot 31 – 1427 07th Avenue – Applicant is seeking variance relief for installation of structures/improvements prior to obtaining approvals that do not comply with the current Land Development Ordinances including the installation of a shed, driveway, and other impervious surfaces. Applicant is represented by Robert L. Witek, II, Esq. **(Originally scheduled for May 3, 2023 and received request to carry to this date with no further notice being required)**
- b. **ZB23/02 – (Conditional Use Variance, Bulk Variances, & Site Plan) – Galilee Eglise Advantiste, Inc. Church** – Block 3301, Lot 4 – 3313 Highway 33 – Applicant is seeking Preliminary and Final Major Site Plan and Conditional Use Variance approval to remove the existing concrete walkway and brick columns south of the existing 1.5-story dwelling, remove the existing asphalt driveway and parking area, convert the existing single-family residence to a church use and construct a one-story, 4,000 sq. ft. sanctuary addition with a basement level to the existing 1.5-story dwelling. The Applicant is also proposing 64 parking spaces including three (3) ADA spaces, as well as a dumpster enclosure to the east and a new full-movement driveway to Route 33. The Applicant is also proposing associated site improvements which include curbing, sidewalks, wall signage, landscaping, lighting, and stormwater management facilities. Applicant is represented by Ronald J. Troppoli, Esq. **(Originally scheduled for June 7, 2023 and received request to carry to this date with no further notice being required)**
- c. **ZB23/06 – (Use Variance) – 3321 Highway 33 Neptune, LLC** – Block 3301, Lot 6 – 3321 Highway 33 – Applicant is seeking a Use Variance to develop the site as a three-bay vehicle repair facility with associated signage and landscaping. Applicant is represented by Ronald J. Troppoli, Esq.

V. Adjournment:

- a. Next scheduled meeting will be a **SPECIAL MEETING for COLLEGE ACHIEVE PUBLIC CHARTER SCHOOL, INC on Wednesday, September 20, 2023 at 7:00 PM which will take place via Zoom.**
- 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.

