

Land Use Board



Susan Hewitson  
*Secretary*

## AGENDA

Land Use Board

### Re-Organization

Date: January 13, 2015

Time: 7:00 PM

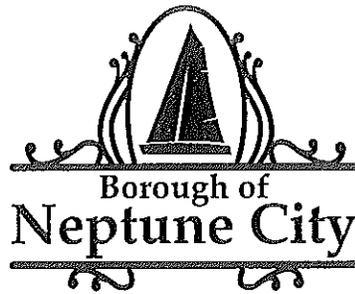
Place: Council Chambers, Borough Hall, 106 W. Sylvania Avenue, Neptune City, NJ

1. Flag Salute
2. Roll Call
3. Sunshine Law
4. Re-Organization:
  - A. Chairperson
  - B. Vice Chairperson
  - C. Secretary
  - D. Attorney
  - E. Planner/Engineer
  - F. Times/Dates of Meeting & Publication

Dated: January 13, 2015

Susan Y. Hewitson  
Secretary

Land Use Board



Susan Hewitson  
*Secretary*

***AGENDA-***  
***Main Meeting Room***  
***April 14, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

**MINUTES:**

**APPLICATION: 15-01 Steiner LLC (AJ Produce): Lot 3 Block 20 155 Steiner Avenue/25 5<sup>th</sup> Avenue- Patrially demolish and fully rebuild existing warehouse facility for updated warehouse and wholesale and retail uses and administrative office space. Includes variances**

**ADJOURNED:**

Land Use Board



Susan Hewitson  
*Secretary*

***AGENDA-***  
***Main Meeting Room***  
***May 12, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL:** P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs

**MINUTES:**

**APPLICATION: 15-02 Paramount Assets (Wonder Bread) Lot 1 Block 41 36 Highway 35**  
Applicant is seeking preliminary and final site plan approval to upgrade and renovate the existing building to use a portion for a Family Dollar Store. The remainder of the building is proposed for additional tenants (6).

**RESOLUTION: 15-01 Steiner LLC (AJ Produce): Lot 3 Block 20 155 Steiner Avenue/25 5<sup>th</sup> Avenue-** Patrially demolish and fully rebuild existing warehouse facility for updated warehouse and wholesale and retail uses and administrative office space. Includes variances

**ADJOURNED:**

Land Use Board



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***AGENDA-***  
***Main Meeting Room***  
***June 9, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

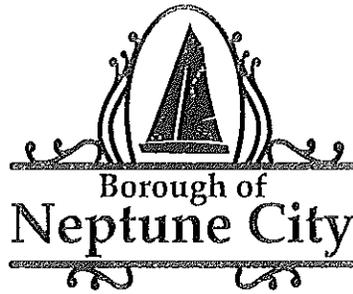
**MINUTES:**

**RESOLUTION: 15-02 Paramount Assets (Wonder Bread-Family Dollar) Lot 1 Block 41 36 Highway 35**

**Applicant is seeking preliminary and final site plan approval to upgrade and renovate the existing building to use a portion for a Family Dollar Store. The remainder of the building is proposed for additional tenants (6).**

**ADJOURNED:**

Land Use Board



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***AGENDA-***  
***Main Meeting Room***  
***July 14, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

**MINUTES:**

**APPLICATION: 15-03 DHS Builders Dennis Hala Lot 9 Block 20 14 Home Street  
Applicant is seeking approval for a variance to build an exterior deck on the back left side of the residence which violates the minimum side yard setback requirement of eight feet**

**ADMINISTRATIVE REVIEW: TFH Publication Block 67, Lots 16 & 17**

**ADJOURNED:**

Land Use Board



Susan Hewitson  
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***AGENDA-***  
***Main Meeting Room***  
***August 11, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

**MINUTES:**

**RESOLUTION: 15-03 DHS Builders Dennis Hala Lot 9 Block 20 14 Home Street  
Applicant is seeking approval for a variance to build an exterior deck on the back left side of the residence which violates the minimum side yard setback requirement of eight feet**

**ADJOURNED:**

Land Use Board



Susan Hewitson  
*Secretary*

***AGENDA-***  
***Main Meeting Room***  
***September 8, 2015 7:00 P.M.***

**OPENING STATEMENT BY THE CHAIRPERSON**

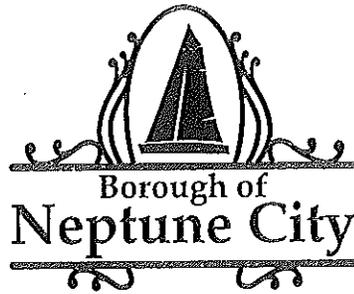
**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

**Redevelopment-Planner Andrew Jannequ from Beacon Planning Presentation.**

**ADJOURNED:**

Land Use Board



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**AGENDA-**  
**Main Meeting Room**  
**November 10, 2015 7:00 P.M.**

**OPENING STATEMENT BY THE CHAIRPERSON**

**SALUTE TO THE FLAG**

**ROLL CALL: P. Gerand, J. Zajack, Robert Reynolds, Randy Reynolds, R. Shafer, C. Chong, J. Amoscato, R. Brown, M. McGuigan, J. Albano and R. Biggs**

**MINUTES: April 14, 2015**

**APPLICATION: 15-04 Sunhill Construction-76 Riverdale Avenue: Block 100 Lot 13-  
Variance for minimum street frontage and minimum lot area**

**15-05 Clar & Corp (Pete and Elda's) Block 58 Lot 9.01- 93 Woodland Avenue  
: Site Plan To construct a 14.7 x 20.6 addition to the existing restaurant building**

**ADJOURNED:**