

February 20, 2024

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Rachel McGreevy, Glen, Kocsis, Michele McGuigan, Larry Cross, Craig Morcom and G. Vella, Esq.

Absent: Robert Reynolds, Jr., John Amoscato, Erin Maciorowski, Sharon Williams and Donald Smith

Sworn: Mayor Rachel McGreevy

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

APPLICATIONS: 23-10 Robin Rudd 114 Locust Avenue Blk 92 Lot 51 - Bulk variance for a second storage shed.

Sworn: Robin Rudd 114 Locust Avenue

A-1 Survey 9/14/2023

A-2 Zoning permit denial

LUB-1 Avakian Letter, Matt Shafai

The applicant proposes to construct a shed 8 x 16

She testified that there is a pool house on the property therefore she would need a variance for a second accessory use that does not require any bulk variances.

Open to Public – Closed

Board discussion in regards for the new shed that meets all setback requirements. The Board needs an updated survey showing where the shed is currently located.

There was a motion to draw a resolution to approve this application by Larry Cross and seconded by Glen Kocsis. With condition of documentation and zoning permit.

Aye: Patricia Gerand, Randy Reynolds, Rachel McGreevy, Glen Kocsis, Michele McGuigan

Abstain: Craig Morcom

24-01 Nancy Braun 94 Hillside Avenue Blk 52 Lot 14 – Bulk variance for side yard setback and total side yard (2 Variances)

A-1 Survey 2/04/2005

A-2 Arch. Plans 11/2023

A-3 Zoning permit denial.

LUB 1 – Leon S. Avakian, Matt Shafai letter

Sworn: Nancy Braun 98 Hillside Avenue
Brian Adams

There was a brief synopsis of the proposal for this application. There are two variances required because the property is undersized. The applicant would like to add a sunroom for family that visits on weekends. There is a shared driveway. This property is a unique undersized piece of property.

They propose a roof with a pitch and lower than the existing dwelling roof.

Open to the Public Closed

This application is a hardship.

There was a motion to draw a resolution to approve this application by Larry Cross and seconded by Craig Morcom

Aye: Patricia Gerand, Rachel McGreevy, Glen Kocsis, Michele McGuigan, Larry Cross and Craig Morcom

There being no further business before the Board a motion to adjourn was made by Craig Morcom and seconded by Larry Cross. All in favor. meeting was adjourned at 7:35 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary