

October 11, 2023

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, Robert Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and G. Vella, Esq.

Absent: Andrew Wardell, Danielle Pappas, Sharon Williams and David Smith

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.

MINUTES: A motion to dispense with the reading of the minutes of the September 12, 2023 meeting and accept as received was made by Larry Cross and seconded by Criag Morcom.

All in favor

RESOLUTION: 2023-05 227 W. Sylvania Avenue Block 127 Lot 39- variances

A motion was made by Larry Cross to approve the resolution as received and seconded by Robert Reynolds, Jr.

Aye: Patricia Gerand, Randy Reynolds, Robert Reynolds, Jr., Michele McGuigan, Larry Cross and Craig Morcom.

Ney: None

APPLICATION: Stephen Zschiegner 23-07 115 Woodland Avenue – Blk 59 Lot 29 -Remove and replace existing front porch which was pre-existing non-conforming

A-1 Survey

A-2 Hand sketch

A-3 Zoning Certificate

A-4 Matt Shafai, Engr. Letter

Sworn : Steven Zschiegner, applicant who testified that this is a preexisting, non-conforming porch that was settling and when repairs started they realized they needed to replace the entire porch for safety and discovered that it was non-conforming. The new porch will be exactly the same size as the previous porch with a 19.88 set back in the front yard.

Open to Public --- Closed

There was discussion among the Board members who are in favor of this application with conditions.

A motion by Randy Reynolds was made to draw a Resolution approving this application and was seconded by John Amoscato.

Aye: Patricia Gerand, Randy Reynolds, Robert Reynolds, Jr., John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

APPLICATION: Scott Dellett 23-08 Scott Dellett 64 Union Avenue Blk 84 Lot 17- Pre-existing non-conforming- variance front yard setback and side yard set back

A-1 Survey

A-2 4 sheet Archt. Plans 6/22/23

A-3 Zoning denial.

LUB 1 Matt Shafai Avakian report

Richard Stone, Esq on behalf of the applicant

A-4 2 page handout

Richard Stone, Esq gave a synopsis of the application. There are pre-existing, non-conforming variances with the application.

Sworn: Connor, James Archt who described that currently this is a single-story single-family brick dwell with a shared driveway. The porch needs a variance. The addition will stay within the footprint of the current residence. The existing basement is a family space. The back stairwell is steep, and they want to add a window well escape for safety.

There are three variances required, side yard setback, combined side yard setback, front yard setback.

The common driveway has been in existence for years.

Open to Public---Closed

There was a motion from Randy Reynolds to accept the above conditions and seconded by Larry Cross

Aye: Patricia Gerand, Randy Reynolds, Robert Reynolds, Jr., John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

APPLICATION: 1100 55th Avenue LLC 22-04 1100 5th Avenue LLC – 142 Steiner Avenue Blk 1 Lot 1 -Site Plan

Timothy Middleton, Esq on behalf of the applicant

A-1 Engineer Plans

A-2 A1-9

LUB 1 Atlantic Consulting Engineer letter

Mr. Middleton explained that the previous Redevelopment Plan is being carried and is still under the Redevelopment Zone. This application is for a Site Plan approval. This application was previously approved in March 2019 for 3 buildings. This project amended to 2 buildings and taking parking out of the buildings and there will be on-site parking. There will be 70 2-bedroom units and the applicant will continue to donate to the fire and first aid.

Sworn: Richard DeFalco, Planner and he explained that they propose to demolish the current buildings and replace them with residential dwellings. The applicant plans to upgrade to storm water system drainage goes to Steiner drainage system and now have condition approval from the County. There will be 140 parking spaces onsite. The dumpster will be on the east and west sides of the buildings. There will be landscape along the site. The applicant proposes a 4-foot fence wrapping the site with access gates with card readers. The lighting will have an upgrade.

Sworn; Brian Berziniskis, Archt who described the differences from the old plan to the newly proposed plan. One change was that there would be no parking under the structure.

There would be an entrance on the ground floor of both buildings. The units are mirrored units. All mechanicals will be on the roof top. Also, some amenities will also be on the roof for recreation with artificial turf. There will also be an outdoor grill area with gas fire pit and will be closed by 10:00 pm. The association will regulate the rules. The engineer reviewed Atlantic Consulting, Leann Hoffman's letter.

All site triangle is in the right of way and no planting. The Borough owns the site triangle.

The basement has storage for the units as well as bike parking, recreation area also in the basement.

Open to Public:

Sworn: Chris Lomigro 810 4th Avenue who lives across in the Bradley units and has questions on construction. He has concerns on pests and noise and was directed to code

enforcement. Applicant will have pest control come in and treat the buildings. He also had concerns about traffic.

Sworn: Richard Abbott 802 4th Avenue Neptune City questioned if they could sell as 3 bedrooms.

Public portion closed

Leann Hoffman questioned the building sign.

There was Board discussion and a motion by John Amoscato to draw a Resolution approving this application with conditions and was seconded by Randy Reynolds.

Aye: Patricia Gerand, Randy Reynolds, Robert Reynolds, Jr., John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by John Amoscato. All in favor.

The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary