This meeting of the Neptune City Land Use Board was called to order by Vice Chairperson Randy Reynolds.

Flag Salute

#### **ROLL CALL:**

Present: Randy Reynolds, Pamela Renee, Robert Reynolds, John Amoscato, Larry Cross and G. Vella, Esq.

Absent: Patricia Gerand, Robert Brown, Michele McGuigan, Craig Morcom, Ron Biggs, Erin Maciorowski and John Albano

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 March 12, 2019 meeting and accept as received was made by John Amoscato and seconded by Pamela Renee. All in favor

Abstain: Larry Cross

Application: (19-01) 3rd Garden Park

A-1 Application A-2 Plot Plan

LUB-1- Resolution 10/11/2017

Christopher Hanlon, Esq. on behalf of the applicant the Sylvania Avenue Mobile Home Park. There was a previous resolution set in place with four rules.

There is a proposal for an existing home to move over 5 ft which would be 10 ft on each side.

Sworn: Dale Mull-Manager of 11 mobile home parks and is licensed mobile home installer. He is proposing to remove the home 5 ft from the dwelling on the left. The current home is 8 ft wide and now they only make 10 ft wide mobile homes. The newer homes are safer. This is Unit 50.

There was question on the setbacks being 2ft from the edge of the pavement.

The applicant is requesting permission to install a replacement home with 10 ft set back on each side. The current home set back is 5 ft. on one side and 15 ft on the other. The request is for setback variances (rear set back to garage 10 ft).

Open to Public

Public Portion closed.

A motion to draw a resolution to approve the application was made by Larry Cross and seconded by John Amoscato

Aye: Pamela Renee, Randy Reynolds, Robert Reynolds, John Amoscato and Larry Cross Ney: None

# (19-02) Prosta Equities

A-1 1 Sheet Use Variance Plan (1/17/2019) A-2 Letter Bill Doolittle LUB 1 Avakian Letter

Christopher Beekman, Esq on behalf of the applicant 40 Steiner Avenue- 7-11 Property on site. One variance is required.

Sworn: Jose Benedicto the proposed tenant.

He testified that the daily routine would be 1 one 1 training with some group training. There would be one bathroom and 1 office.

Open to Public:

Sworn: Louise Gager 13 Smock Street

Mrs. Gager questioned lighting and trash as well as hours of operation. It was explained that it would be 1 individual training and 5pm group classes would end. She questioned music and it would be lower not loud and nothing done outside the building. The tenant will install a security system.

Closed to Public

**Board Discussion** 

Discussion that it would not be an open door gym and be by appointment only at the max 10 clients.

There was question on how loud music would be and it would be only background music. Ms. Gager questioned if she would get notice for relief of the variance and it was explained she would not.

A motion to draw a resolution to approve the application was made by Robert Reynolds (with conditions) and seconded by John Amoscato

Aye: Pamela Renee, Randy Reynolds, Robert Reynolds, John Amoscato and Larry Cross Ney: None

# (19-03) 155 Steiner LLC

A-1 Amended Site Plan 6 sheets 5/6/2019 A-2 Archt Plans 11/18 LUB 1 Avakian report

Jeffrey Donner, Esq on behalf of the applicant explained that in 2015 the original project was approved. They propose to partially demolish and fully rebuild the existing warehouse facility for an updated warehouse for up to 4 tenants. There would be some wholesale and some retail uses and administrative office space. The applicant is requesting bulk variances.

Sworn; Jacob Cohen, Principal owner. Who testified that the original intent was to make a building of mainly warehouse for businesses and since he bought another warehouse building in Ocean township he doesn't need such an amount of space. He is requesting 4 tenants in order to keep the building occupied with tenants and proposes to square off the roof line as Board requested. Inquirers are mainly warehouse businesses. This building is now in an RC & RLC zone and manufacturing not permitted.

Sworn: Mathew Dubois, Engr. Who testified they are looking for smaller building than previously approved. All truck and loading would be centrally located on Steiner Avenue.

Archt. Wayne Lerman Archt testified that the west wall would be retained and they propose to demolish the remainder. Proposed building is steel constructed building with 3 side to go against the block wall.

## A-3 Mounted elevation Plan

30 ft height stucco on top of steel walls and gooseneck lighting on Steiner Avenue facing down.

A-4 Prior approval elevation Plan.

There was extensive discussion on the site line and height of the building to the neighbor's side.

Sworn: Barbara Ehler, Planner who testified that R-1 zone is a 30 ft height restriction and pitch on each side made the building 8 ft on W. wall.

Mr. Shafai will review the modify the plans.

Open to Public

Sworn: Gretchen Schmidhausldr from Little Dog Brewery Co, owner. She is in support of the improvement of the building but had big concern on the parking on Steiner Avenue. She produced photographs
O-1-O-3=Photos of cars parked on Steiner Avenue
There are proposed 7 off street parking spaced.

## Closed to Public Portion

The applicant will modify and revise the plans to 30 ft each side of the building and will depict setback and parking variances.

A motion to draw a resolution to approve the application was made by John Amoscato, with conditions) and seconded by Larry Cross.

Aye: Pamela Renee, Randy Reynolds, Robert Reynolds, John Amoscato and Larry Cross Ney: None

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Robert Reynolds. All in favor. The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Susan Hewitson Board Secretary