March 9, 2010

This meeting of the Neptune City Land Use Board was called to order by Chairperson I. Allegro.

ROLL CALL: Present: I. Allegro, M. Sapp, V. Tango, L. Cross, R. Shafer, J. Zajack and B. Birdsall, Esq.
Absent: T. Arnone, R. Reynolds, P. Gerand, J. Amoscato, C. Chong, J. Albano and G. Christie.

This meeting was held pursuant to the Sunshine Law as published in the Asbury Park Press and The Coaster and posted in the vestibule of Borough Hall. Notice of this meeting has been forwarded to the Asbury Press and the Coaster at least 48 hours prior to the date of the meeting.

Minutes: A motion to dispense with the reading of the 10/06/09 meeting and accept as received was made by R. Shafer and seconded by L. Cross. All in favor.
A motion to dispense with the reading of the 11/09/2009 meeting and accept as received was made by R. Shafer and seconded by J. Zajack. All in favor and L. Cross abstained

Application: Ambur Palagonia
Marked in evidence:

A-1 Application 1/04/10
A-2 Affidavit of Service
A-3 Affidavit of Publication
A-4 Survey
A-5 Letter 3/10/2010 applicant
A-6 3 photographs A-B-C
A-7 Zoning permit
B-1 Letter of denial
B-2 Letter from M. Shafai, Borough Engr

Sworn: Ambur Marie Palagonia
Matt Shafai, Engr.

The applicant proposes to make the garage a home office. There will be no one coming in and out, no parking is needed, no signs. It will just be an office because there is no room in the residence for an office. The approval for a home office would be that the office holder needs to live tat the residence for the accessory use. The office is for clerical work

Open to public: None

George Christie joined the Board at 7:20pm.
A motion to draw a resolution to approve the application was made by R. Shafer and seconded by M. Sapp.
Aye: I. Allegro, M. Sapp, V. Tango, R. Shafer and J. Zajack
Recess: 7:25 Resume 7:30pm

L. Cross joined the board.

Application: 2100 Corlies Avenue Assoc Inc.

A-1 Application 2/11/2010
A-2 Affidavit of Service 2/25/2010
A-3 Affidavit of Publication 2/26/2010
A-4 Plan 2/4/2010 revised
B-1 Letter of denial from B. Doolittle, Constr. Official 2/1/2010

Sworn: Gary Couch the applicant

The applicant proposes a sign for two tenants. One being Jersey Shore Imaging and the other Meridian Rehabilitation.
The Board questioned if it was necessary to be such a large sign and feels the sign one is not necessary. The lit signs should be put on timers or not illumination. It was a suggestion that sign 2 and sign one be the same size and on a timer. The signs should be turned off at 8pm. It is also felt that they should reduce the size of sign two and it not be greater than one.
Sign three was previously approved.
A motion to draw a resolution to approve the application with conditions for approval for logo and two signs, sign one as proposed, sign two reduced and sign 4 logo at 8 sq ft was made by M. Sapp and seconded by J. Zajack.
Aye: I. Allegro, M. Sapp, V. Tango, J. Zajack and G. Christie
Ney: L. Cross and R. Shafer

Application: Esposito, Anthony (10-01)

Donald Beekman, Esq on behalf of the applicant.

The applicant is applying for flex space in his existing building and will add buffering and landscaping to the property.

A-1 Application 12/1/2009
A-2 Affidavit of Service 2/9/2010
A-3 Affidavit of Publication 2/10/2010
A-4 Survey 7/6/2009 (1 sheet)
A-5 Site plan 1 sheet
B-1 Letter from B. Doolittle, Bldg Official 10/20/2010
B-2 Letter from M. Shafai Boro Engr 2/8/2010

Sworn: Anthony Esposito, Applicant and M. Shafai Engr/Planner
Mr. Beekman, Esq questioned Mr. Esposito, owner of the property from early 70's on the use of the property. It was a Beauty Supply Company. Currently Community check cashing and the karate studio (5 yrs) are there and the Beauty store is closed.
The applicant has done improvements to the one story building. The entrances face east towards Shark River Plaza. Signs were removed from the building (4 signs) and the applicant is looking to remount the signs for the 2 tenants. Mr. Beekman addressed M. Shafai's letter of 2/8/2010. The applicant will put sidewalks and add buffer around the building on the west and south side. The applicant feels that the tree on the street will be replaced with shrubs.
The Board questioned bumper blocks and the bumpers in the back don't belong to the applicant, they belong to Bilows.

Public Portion: None

Recess 8:0pm Resume 8:0pm.
The Board addressed windows and a new door, parking of 16 spaces will be increased to 19 spaces.

The application will carry to the next regular meeting.

Old Business: Appeal of the Kennedy Application is complete, there was a dismissal as of 3/10/2010.

There being no further business before the Board, there was a motion to adjourn by L. Cross and seconded by M. Sapp. The meeting was adjourned at 8:55pm.

Respectfully submitted,

Susan Hewitson
Secretary