

September 23, 1986
Zoning Board of Adjustment

This meeting of the Zoning Board of Adjustment was called to order by Chairman Eberly at 7:50 P.M. and Sunshine Act was read.

Roll Call was taken:

Present: Eberly, Clay, Reynolds, Tango, Garforth, Attorney Robert O'Hagan

Absent: Hempsted, Marsh, Pantaleo

APPLICATION NO. 8-86 DELLETT, Donald and Linda

Mr. O'Hagan stated that the applicant all the property owners within sufficient time and the Affidavit of Service was in order and said notice was published in the Asbury Park Press in a tidy fashion.

Linda Dellett was sworn in and stated that she resided at 29 Third Avenue, Neptune City. The proposed second story floor plan was marked A-1 in evidence and the survey by the Birdsall Corporation dated January 25, 1973 was marked A-2 in evidence. Mrs. Dellett stated that they wish to add on to the second floor of their home, which consists of one bedroom upstairs with a sewing room. Said addition will be 24'x20' and will include two bedrooms and a bathroom and same will extend no further than the home does now. Mrs. Dellett stated that they also wish to put a small deck off the master bedroom and one off the rear of the house. Mrs. Dellett gave testimony with regard to the approximate size of the lots in the area.

Questions were asked of Mrs. Dellett by the Board with regard to the existing bedroom upstairs, the deck to be constructed off the rear of the house.

At this time the meeting was open to the public for question and comments.

Mr. Charles Brauer, Evergreen Avenue, spoke in favor of the Board approving this application. There was no one else wishing to be heard and the public portion of the meeting was closed. Mr. Tango made a motion to approve this application. Seconded by Mr. Clay. A Roll Call Vote was taken. In favor: Eberly, Clay, Reynolds, Tango, Garforth. Opposed: None. So moved.

Mr. O'Hagan read a resolution as to approval of this application. Motion was made by Mr. Reynolds and seconded by Mr. Garforth to approve said resolution. A Roll Call Vote was taken. In favor: Eberly, Clay, Reynolds, Tango, Garforth. Opposed: None. So moved.

APPLICATION NO. 7-86 T.F.H. PUBLICATIONS INC.

The first witness was Albert Benoist, who is a partner in the architectural and engineering firm which drew the plan. He's a registered architect, who was personally in charge of preparing a site plan. Mr. Benoist stated that TFH presently owns a building which is situated on the premises in question and is 22,500 square feet. TFH proposes to add an addition on the existing building which will be 92'x265' and same will be in a north/south direction. Mr. Benoist also gave 1 be testimony with regard to the truck dock, the addition will be steel frame with concrete masonry walls, parking, existing curbing and pavement will be improved, and landscaping. As to traffic circulation, Mr. Benoist stated that they will have the same cuts as not, but the traffic will now be more controlled and channelized exits from Windsor and Myron will be provided, if the Fire Department approves same, which will direct the vehicles to go out towards Route 35, rather than turning into the residential streets. Mr. Benoist also stated that the proposed addition will not substantially impair the intent and purpose of the Zoning Ordinance

nor will it have a substantial negative effect on the neighborhood in the public good.

Dr. Herbert Axelrod was sworn in and stated that he is a principal of TTH Publications and gave testimony as to the reason for the addition, which will be used for a new machine and the process of publishing the books and collating them at the premises in question. Mr. Axelrod stated then when he purchased said property, same was a permitted use and now it is not. Mr. Axelrod said that when he purchased the property, which consists of four acres, he expected that he could expand the building as there was enough land and also stated that the proposed use under the Zoning Ordinance was much less intensive than allowed and that there will be 50% less trucking off the property with the addition of the new machine to allow more work to be done at this location.

Dr. Axelrod gave testimony with regard to the original layout of the proposed addition and has changed same as was recommended by Mrs. George O'Hagan. Dr. Axelrod also gave testimony with regard to the planting, special plantings requested by property owners, traffic flow with regard to employees and trucks, hours of operation. Dr. Axelrod agreed to amend the site plan so that the southern most entrances are channellized to direct traffic away from Myron Avenue and Windsor Avenue and speed bumps will be installed to slow speed.

Robert Clay, a Board Member, asked Dr. Axelrod to move the driveway to the North off the continuation of Lippman Avenue and Dr. Axelrod stated that he would look into this matter.

At this time the meeting was open to the public for questions and comments.

Mrs. Wooley stated that she is concerned about the traffic.

Linda Dellett and Charles Brower indicated that they were in favor of the Application.

There being no one else wishing to be heard, the public portion of the meeting was closed.

Due to the fact that Mr. Reynolds had to excuse himself from hearing this application due to a conflict, and that there are only four other members present, which does not constitute a quorum, this matter will be continued until the next meeting of October 28, 1986. Mr. Calhoun, Esq., attorney for the applicant, stated that he would waive any time limits.

There being no further business, a motion was made to adjourn (Clay/Tango). So moved.

Respectfully submitted,



Barbara A. Marsh, Secretary