

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
December 17th 2020
7:00 P.M.

PLEDGE OF ALLEGIANCE

The regular meeting of the Zoning Board of Adjustment was held on the above date and time;

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, sending copies of the notice of meeting properly provided adequate notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

ROLL CALL

Members Present:

Bonnetti, David
Calavano, Anthony
Corliss, Thomas
Dawes, Ralph
Higgins, Brian
Petrosilli, John
Raymond Roskowski
Zuzic, Kelly

Absent:

Bruno, Ron
Corliss, Thomas
Raymond Roskowski

Professionals:

Debra Rumpf & Jason Worth

MINUTES

No minutes were approved

BILLS

The Chairman John Petrosilli asked for a motion to approve the bills. Ralph Dawes made a motion, seconded by Anthony Calavano. Roll Call (ayes) Dawes, Calavano, Bonetti, Zuzic, Petrosilli

CORRESPONDENCES

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution # 2020-07 Docket 03-20-BA David Breitweiser B 239 L 39.05 Lot Size, rear yard setback, Side yard setback. (pool & AC)

Chairman asked for a motion on the resolution. Ralph Dawes made a motion to approve, seconded by Kelly Zuzic. Roll Call (ayes) Dawes, Zuzic, Bonetti, Calavano Lepley Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 06-20-BA Steven Dolgoff 44 Maple St B 81 L 6 Minimum lot size & width

Applicant Steven Dolgoff was sworn in by the Board Attorney, represented by Russell Whitman.

Applicant gave a brief description of his project. He has owned the property for several years, the structure currently on the property was damaged by a fire, repairs to the home would exceed 50% of the value, causing a substantial damage determination. The home would need to be torn down and rebuilt. The lot is currently undersized per the zoning changes in 2016.

Buy/sell letters were sent by the applicant's attorney and are on file. No response was received,

Board Engineer discussed their review letter dated 12-1-2020.

Discussion took place on the shed currently on the property. Applicant believed the shed was permitted at the time it was constructed. Board secretary confirmed the construction department did not have a record of a shed. Jason Worth explained that the shed would need to be removed unless they could provide documentation that it was permitted at the time it was constructed.

Mr. Dolgoff confirmed that all utilities were previously connected and will be reconnected.

Mr. Dolgoff confirmed that this is not nor will it be his primary residence. This is a rental property. He stated Roman Brothers Construction will be the contractor for the project.

Mr. Dolgoff confirmed there would be minimal clearing of the lot, and did not believe the project would have any negative effect on adjoining properties.

No further discussion from the board.

Open to the public

Seeing none

Closed to the public

Chairman asked for a motion on the application. Ralph Dawes made a motion, seconded by Kelly Zuzic. Roll Call (ayes) Dawes, Zuzic, Bonetti, Calavano, Lepley, Petrosilli

Application was approved.

Docket # 05-20-BA Roman Bothers Construction 74 Bonita Rd B239 Lot size, rear yard setback, side yard setback

Applicant Matthew Roman was sworn in by the board attorney, represented by Russell Whitman.

Applicant gave a brief description of his project. He acquired the property in 2020. The structure was damaged by fire, and repairs needed to bring the structure to code exceeded 50% of the value. The home is in a flood zone and would need to be raised or torn down and rebuilt to meet the current FEMA requirements. He is proposing to build a single-family dwelling.

Buy/sell letters were sent by the applicant's attorney and are on file. No response was received.

Board Engineer discussed their review letter dated November 19th 2020.

Board discussed the project, noting that the home would need to be rebuilt to current flood code.

Matthew Roman noted the home would be his primary residence once completed. He did not feel the project would negatively affect the adjoining properties.

Engineer noted that any equipment would need to be at 8ft to meet the design flood elevation. Applicant agreed it would meet all necessary codes.

No further board discussion.

Open to the public
Seeing none
Closed to the public

Chairman asked for a motion. Ralph Dawes made a motion, seconded by David Bonetti. Roll Call (ayes)
Dawes, Bonetti, Calavano, Zuzic, Lepley, Petrosilli

Application was approved.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting January 21st 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned 7:50pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC