

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
July 15th 2021
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:

David Bonnetti
Robert Cotroneo
Anthony Calavano
Thomas Corliss
Ralph Dawes
John Petrosilli

Absent:

Raymond Roskowski

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the June minutes; David Bonnetti made a motion seconded by Robert Cotroneo. Roll Call(ayes) Bonnetti, Cotroneo, Calavano, Canfield, Petrosilli

BILLS

Chairman asked for a motion on the bills. Anthony Calavano made a motion, seconded by Ralph Dawes. Roll Call (ayes) Calavano, Dawes, Corliss, Bonnetti, Canfield, Lepley, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 09-21-BA, South Shore Flex Units, 19 Main St, Block 195 Lot 17,
Use/Bulk Variance & Major Site Plan approval.

Chairman called the applicants to the stand. The professionals for the applicant were Jason Marciano (engineer) Justin Mihalik (engineer) & Harvey York Esq.

Jason Marciano gave a description of the project. They are proposing to build a development of contractor's office and warehouse facility, which are not permitted uses in the C-2 Zone and a permitted conditional use in the C-1 Zone, along with Preliminary and Final Major Site Plan approval.

Jason Worth Board Engineer went over his review letter for the project.

Board discussion took place on the need for a use variance for this project, as well as the requirements and approved uses for both the C-1 & C-2 which both present themselves on this piece of property.

Discussion took place on the property line that would line up to the residential lot next to the project. Applicant confirmed that as per the plans, there would be no impact as the building itself would act as a buffer, the space from the building to the property line would be 6 feet, and no activities in the back. There are also no windows on the rear side of the building. Discussion also took place on the security of the area, the area would be fenced off as to not attract kids to hang out at night. Applicant noted that the position of the building was shifted to keep it out of the wetlands zone.

Discussion took place on the use of the warehouses. Applicant's professional explained that they were contractor warehouses for storage and offices. Appx 5 units would occupy the building. There would be no exterior storage, sales, hazardous waste or manufacturing. Each unit would have a bay and an office. Applicant is requesting a waiver on parking spaces as the use is low intensity and 20 spaces should be sufficient. Board had no objections.

Discussion took place on curbing. Applicant agreed to comply with the board's engineers' request for curbing, shade trees and the acceleration & deceleration lanes. The exit onto Main St is to be restricted to right hand only. Applicant also agreed to install ADA compliant ramps on Main St & Route 9 frontages, as well as bollards.

Discussion took place on grading/drainage & stormwater management. Applicant agreed to provide an acceptable grading & drainage plan to the board engineer.

Discussion took place on the exterior of the building. Board requested the exterior be a lighter red than shown on the exhibit. Applicant also agreed to be in line with the signage ordinance. The applicant also agreed to all the board engineer's landscaping recommendations.

Chairman opened the applicant to the public
Seeing none
Closed to the public.

Chairman asked for a motion on the application. Ralph Dawes made a motion, seconded by John Canfield. Roll Call (ayes) Dawes, Canfield, Bonnetti, Calavano, Corliss, Lepley, Petrosilli

Docket # 08-21-BA, Daniel & Maria Tolve, 108 Bonita Rd, Block 239 Lot 21
Minimum lot size

Chairman called the applicant to the stand.

Daniel & Maria Tolve were sworn in by the board attorney.

Applicant gave a brief description of the project, they are proposing to build a 2 story framed dwelling on pilings with a deck.

Board Engineer went over his review letter dated 6-13-21. Applicant agreed to direct all roof liters away from the adjoining properties. The ground level of the home will be for storage only.

Discussion took place on the property. Applicant explained that the lot previously had a small structure on it. that was not livable. The house was demo'd in 2021. He also explained that the house needed to be rebuilt to todays flood zone standards, and the lot was no longer conforming after the zoning changes in 2016. Applicant state the new home would be in line with out newly built homes in the area.

No further discussion from the board.

Chairman opened to the public
Seeing none
Closed to the public.

Chairman asked for a motion on the application
Ralph Dawes made a motion, seconded by Anthony Calavano. Roll Call (ayes) Dawes, Calavano, Corliss, Dawes, Bonnetti, Canfield, Lepley

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting August 19th 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:38 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC