

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
January 21<sup>st</sup> 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:

Bonetti David  
Canfield, John  
Corliss, Thomas  
Petrosilli, John  
Lepley, Scott  
Cotroneo, Robert

Absent:

Dawes, Ralph  
Calavano, Anthony  
Roskowski, Raymond

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting for the Dec 17<sup>th</sup> 2020 meeting. David Bonetti made a motion seconded by Scott Lepley. Roll Call: (Ayes) Bonetti, Lepley, Petrosilli

**BILLS**

Chairman asked for a motion to approve the bills. David Bonetti made a motion to approve seconded by Scott Lepley. Roll Call: (Ayes) Bonetti, Lepley Cotroneo, Corliss, Canfield, Petrosilli

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

None

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

2020-08 74 Bonita Rd Roman Brothers Construction B 233 L 6

Lot size & width

Chairman asked for a motion, David Bonetti made a motion to approve, seconded by. Scott Lepley Roll Call:  
(Ayes) Bonetti, Lepley Petrosilli

2020-09 44 Maple St Steven Dolgoff B 81 L 6

Lot size & width

Chairman asked for a motion, David Bonetti made a motion to approve, seconded by. Scott Lepley Roll Call:  
(Ayes) Bonetti, Lepley Petrosilli

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 04-20-BA Charles Tharp B 105 L 1.11

Rear yard setback

Chairman called the applicant to the stand. Charles & Erin Tharp were sworn in by the board attorney. He was represented by his attorney Maria Stork

Mrs. Stork gave a brief description of their project. They would like to put an addition on the home that would require 3 variances.

Jason Marciano of East Coast Engineering was sworn in by the board attorney. Mr. Marciano gave his qualifications to the board, they were accepted.

Mr. Marciano also gave a description of the project. They would like to build an addition with a roof deck with access from the master bedroom and exterior of the home. He stated that prior to the zoning change in 2016 this addition would have been conforming for the area. He noted the retaining wall, patio & pool noted would not require a variance and would confirm to the zoning ordinances.

Discussions took place on the drainage; Mr. Marciano stated the proposed walls would improve the drainage at the site and redirect the water to the street and lagoon.

Mr. Marciano went over the photos submitted with the application, he stated the existing deck was being removed, for the proposed addition. He does not feel it will have any negative impact on the neighbors air or open space.

Board discussion took place on the pool barrier, Mr. Marciano stated the proposed gates would meet the zoning & building requirements.

Mr. Petrosilli noted the additional will be the same height as the deck per the plans, raised on a crawl space. Mr. Marciano noted additional pilings would be needed.

Mr. Worth noted the fence would need to be 50% see through to meet the zoning code.

Mr. Cantore questioned the cost of the project; applicant was unsure of final cost.

Mr. Tharp took the stand, he stated the siding would match the existing home, and the proposed railing on the roof top deck would be see through. He stated they would plan to use see through fence on the pool as well.

Mr. Tharp stated he believes the cost would be around \$75k but that could change. He also stated no neighbors have contacted him in objection of the application.

Mr. Corliss questioned the drainage, Jason Marciano stated he believes the drainage is going to improve the area, Mr. Worth of T & M agreed.

Jason Worth of T & M went over their engineering letter dated 11-19-20. He stated Mr. Marciano and the applicant had covered his letter and answered their bullet points. He stated any approved would be for zoning only and would still need to meet all construction codes.

Mrs. Rumpf noted the applicant did not the hardship is the site, there is no additional land to acquire between the road and the lagoon. Applicant states the proposed addition would be an improvement.

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

Chairman asked for a motion on the application. Thomas Corliss made a motion, seconded by John Canfield  
Roll Call (ayes) Corliss, Canfield, Cotroneo, Lepley, Petrosilli  
David Bonetti abstained as he was on the 200 ft list.

**OPEN TO THE PUBLIC FOR GENERAL COMMENTS:**

Debra Thomas of 130 Admiral commented, she had no objection to the application.

**CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:**

Chairman thanked everyone for coming and welcomed the new members to the board.

Next Regular Meeting Feb 18<sup>th</sup>, 2021  
Motion to Adjourn  
All in favor (Ayes)  
Meeting Adjourned at 8:01 pm

Respectfully Submitted,  
Stephine Capaccio  
Board Secretary  
SC