

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
February 18th 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
Calavano, Anthony
Canfield, John
Corliss, Thomas
Dawes, Ralph
Petrosilli, John
Lepley, Scott

Absent:

Roskowski, Raymond
Cotroneo, Robert

Professionals:

Debra Rumpf & Jason Worth

MINUTES

No minutes approved

BILLS

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

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution 21-02-BA Charles Tharp 132 Admiral Way B 105 L 1.11

Rear yard setback

Chairman asked for a motion, Thomas Corliss made a motion to approved, seconded by Scott Lepley. Roll Call (eyes) Corliss, Lepley, Canfield, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 01-21-BA Brett & Alicia Bakely 3 Walker Lane B 54 L 22.04 Side yard setback for pool equipment.

Chairman called the applicant to the stand.

Brett & Alicia Bakely were sworn in by the board attorney.

Applicants gave a brief description of their project, they would like to install a pool, the variance required is for the pool equipment in the side yard setback, they also went over the photos they provided in the application. The photos showed the location of the proposed pool equipment.

Board noted that there was a substantial amount of property where they could put the equipment, applicant noted that if they relocated it, it would either be at the foot of their deck or in the middle of the property.

Applicant also noted that the neighbors most likely would not be able to hear the pool pump from the proposed location.

Jason Worth of T & M went over their review letter dated 2-4-2021 and noted any approval would be for zoning only.

Mr. Worth requested testimony on the hardship that existed. Applicants noted the additional financial hardship cost to run the gas and electric line farther into in the property. They also feel the proposed location would benefit 2 of the neighbors. He noted the only neighbor with a visual would be Lauren Ebernez.

Board clarified that they pool would be heated by gas. Applicant clarified it would be.

Chairman opened to the public

Lauren Ebernez of 5 Walker Lane appeared and was sworn in by the board attorney. She had no objections to the project and did not feel it would affect the neighbors in any way. She noted that some of the hardships in the neighborhoods were created after the existing homes were built.

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, Bonetti, Calavano, Lepley, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting March 18th, 2021
Motion to Adjourn
All in favor (Ayes)
Meeting Adjourned at 8:01 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC