

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
October 21st 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.

CHAIRMAN'S STATEMENT: This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

ROLL CALL

Members Present:

Thomas Corliss
Ralph Dawes
John Petrosilli
Raymond Roskowski
David Bonnetti
John Canfield
Scott Lepley

Absent:

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the 07-15-21 minutes. Ralph Dawes made a motion, seconded by David Bonnetti Roll Call (ayes) Dawes, Bonnetti, Corliss, Roskowski, Canfield, Lepley Petrosilli

Chairman asked for a motion on the 08-19-21 minutes Ralph Dawes made a motion, seconded by John Canfield Roll Call (ayes) Dawes, Canfield. Corliss, Roskowski, Lepley, Petrosilli

BILLS

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

CORRESPONDENCE:

MATTERS OF THE BOARD:

Resignation of Anthony Calavano & Robert Cotroneo

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution 10-21-BA Docket # 12-21-BA George & Cynthia Schneble,
113 Hatteras, B 272 L 347, Front, side, and rear setback.

Chairman asked for a motion on the resolution. Thomas Corliss made a motion, seconded by Ralph Dawes. Roll Call (ayes) Corliss, Dawes, Canfield, Roskowski, Lepley, Petrosilli

Resolution 11-21-BA Docket # 11-21-BA, Mark Monteforte, 210

Maplewood Rd, B 273 L 109 Lot size, width, side & combined side yard setback.

Chairman asked for a motion on the resolution. John Canfield made a motion, seconded by Raymond Roskowski. Roll Call (ayes) Canfield, Roskowski, Corliss, Dawes, Lepley Petrosilli

Resolution 12-21-BA Docket # 10-21-BA Ryan Solder 117 Bay Parkway

B 87 L 29.01 rear yard setback.

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

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 13-21-BA Thomas Kohler, 28 Main St B 221.01 L 1 rear yard setback for AC.

Board Attorney made a statement regarding the application. Joseph Evens of 32 Main St emailed an objection over. The property was transferred to him within days of the certified list, and the previous owner was his deceased mother. He could not be in town the day of the meeting and is requesting it be adjourned to a later date. Since the AC was already installed, it was the Board Attorney's recommendation to have this application acarrried until the November meeting without the future need for notice.

Mr. Kohler was sworn in by the board attorney and expressed his displeasure at carrying the application.

Chainman asked for a motion to carry the application. Raymond Roskowski made a motion, seconded by John Canfield. Roll Call (ayes) Roskowski, Canfield, Bonnetti, Corliss, Dawes, Lepley, Petrosilli

OPEN TO THE PUBLIB

Seeing none

CLOSED TO THE PUBLIC.

Docket # 14-21-BA John & Alishia Lane, 11 Roberts Rd, B50.01 L 5 bulk variances for NSFD

Chairman called the applicant to the stand.

Gregory Houck Esq. opened to represent the applicants. Mr. Houck gave a brief description of why the applicant was before the board today. The applicants were approved for a NSFD on the property in May of 2021. Due to the approval timing and the cost of materials, the contract with the modular company was no longer valid.

Buy sell letters were provided to the board secretary.

The applicant opted to proceed with a stick-built home with minimal changes due to the way the house was being built. The front of the home was within inches of the prior approval, 2 feet on the side and 5 feet in the read. The style of the home has not changed.

Jason Marciano of East Coast Engineering was sworn in to give testimony on the application. He gave testimony on the adjoining properties. The surrounding lots are preserved land also owned by the applicant. Since there were no homes on the adjoining properties, there are no issued with air, light, or open air. The floor plan is the same as the previous approval with the rooms being slightly larger. He also noted the proposed home is more aesthetically pleasing then the run-down home that was demolished. Water & sewer have already been run to the property. Mr. Marciano noted the driveway would be crushed stone and would be graded away from the agricultural areas. Minimal tress would be removed.

Jason Worth of T & M went over his review letter dated September 17th, 2021. He noted that both Gregory Houck & Jason Marciano had addressed his comments.

OPEN TO THE PULIC

Seeing none.

CLOSED TO THE PUBLIC

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting November 18th 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:38 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC

