

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
July 21st 2022
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:

Bonnetti, David
Corliss, Thomas
Dawes, Ralph
Freund, Thomas
Olson, Barbara
Panebianco, John
Hartnett, Kevin
Roskowski, Raymond
Petrosilli, John

Absent:

Corliss, Thomas

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Minutes of the June 2022 meeting. Chairman asked for a motion, John Panebianco made a motion, seconded by David Bonnetti. Roll Call (ayes) Panebianco, Bonnetti, Dawes, Freund, Olson, Petrosilli

BILLS

Chairman asked for a motion on the bill presented. Chairman asked for a motion, Ralph Dawes made a motion, seconded by David Bonnetti. Roll Call (ayes) Dawes, Bonnetti, Panebianco, Roskowski, Hartnett, Freund, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None.

RESOLUTIONS:

Resolution 02-22-BA, Ronald Torre, Block 123 lot 3, 88 Poplar St, Front Yard Setback

Chairman asked for a motion, Ralph Dawes made a motion to approve, seconded by John Panebianco. Roll Call (ayes) Panebianco, Dawes, Bonnetti, Freund, Olson, Petrosilli

Resolution 5-22-BA Docket 5-22-BA, Denise & George Chakan, Block 41 Lot 15.10, 162 Wells Mills Rd, Lot coverage

Chairman asked for a resolution David Bonnetti made a motion to approve, seconded by John Panebianco. Roll call (ayes) David Bonnetti John Panebianco, Dawes, Freund, Olson, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket 04-22-BA, Heather Coyle, Block 272 Lot 337, 112 Cayuga. Rear yard setback

Chairman called the applicant to the stand. Heather Coyle was sworn in by the board attorney.

Her attorney Richard Visotcky, and engineer Bruce Jacobs provided their qualifications, they were accepted by the board.

Applicants professionals gave a description of the project. They built a covered patio with walls and a roof structure without any permits or prior approvals.

Mr. Visotcky stated the applicants were unaware that permits were needed, they did not feel the structure impaired the adjoining properties in any way, and provided the applicants with better use of their outdoor living area.

2 photos of the structure were submitted marked in as A1 & A2.

Jason Worth went over their review letter dated May 24th 2022.

Board discussion took place on the lack of permits and inspections of the structure. Board Engineer stated that any approvals were for zoning only, and if approved the construction office would determine how to proceed with the inspections. The board voiced its concerns on how strictly sound the structure was.

Russell Kelly was sworn in to provide testimony He is the father in law of the applicant, and built the structure for them. He stated he was a licensed contractor and was able to provide drawings of how it was built. And would dig up anything needed for the inspectors.

Ralph Dawes commented that while one if these structures might not impair a view, he was worried about setting the standard for approvals, and that a row of these on a lagoon would certainly change the look and views of the area.

Board discussed the structure possibly being closed in, applicant agreed that the structure would remain open.

No further board discussion.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Abel Ferreira of 114 Cayuga Rd stepped up and was sworn in by the board attorney. He stated he did not think this should be approved. He is a contractor and has submitted permits for other properties in the area for similar structures and was denied. He did not feel as though they should be able to install it without a permit and be able to pay for a variance to keep it.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Chairman asked for a motion on the application. Dave Bonnetti made amotion to approve seconded by Kevin Hartnett Roll Call (ayes) Bonnetti Hartnett, Freund, Roskowski, Petrosilli (no) Dawes, Panebianco

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting August 18th 2022

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:15 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC