

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
November 17th 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:

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

Absent:

Freund, Thomas,
Olson, Barbara

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the Sept 2022 minutes. Ralph Dawes made a motion, seconded by John Panebianco. Roll Call (ayes) Dawes, Panebianco, Corliss, Roskowski, Petrosilli

BILLS

Chairman asked for a motion on the bills presented. Raymond Roskowski made a motion to approve, seconded by David Bonnetti. Roll Call (ayes) Roskowski, Bonnetti, Corliss, Dawes, Panebianco, Hartnett, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None.

RESOLUTIONS:

Resolution 9-22-BA, Docket # 06-22-BA, Armando & Michelle Figueiredo,
Block 208, Lot 2, 62 Baltic

Chairman asked for a motion on the resolution, John Panebianco made a motion, seconded by Kevin Hartnett.
Roll Call (ayes) Panebianco Hartnett, Bonnetti, Corliss, Roskowski, Petrosilli

Resolution 10-22-BA, Docket 10-22-BA, Stephanie & Daniel Petrone,
Block 25, Lot 1, 105 Brookville Rd

Chairman asked for a motion on the resolution, John Panebianco made a motion, seconded by Kevin Hartnett.
Roll Call (ayes) Panebianco Hartnett, Bonnetti, Corliss, Roskowski, Petrosilli

Resolution 11-22-BA, Docket 11-22-BA, William & Nicole Cummings,
Block 239 Lot 30, 110 Bonita Rd

Chairman asked for a motion on the resolution, Kevin Hartnett made a motion, seconded by John Panebianco.
Roll Call (ayes) Hartnett, Panebianco, Bonnetti, Corliss, Roskowski, Petrosilli

Resolution 12-22-BA, Docket 12-22-BA, Waretown Storage LLC, Block 62 Lot 3.02 & 3.02

Chairman asked for a motion on the resolution. John Panebianco made a motion to approve, seconded by
Raymond Roskowski. Roll Call (ayes) Panebianco, Roskowski, Corliss, Bonnetti Hartnett.

OLD BUSINESS:

None

NEW BUSINESS:

Docket 12-22-BA., Edward & Toni Gleason, 103 Marine Rd, Block 239,
Lot 45.04 Minimum lot size, rear yard setback

Chairman called the applicants to the stand, Edward & Toni Gleason were sworn in by the board attorney.

Applicants gave a brief description of the project. They are proposing to build a 2 story raised home on an undersized lot. The home will be their primary residence. The home is similar to other homes recently built in the area, and they do not feel it will effect the neighbors light air or open space.

Jason Worth went over his review letter dated 10-24-22.

Discussion took place on the proposed railings. Applicants confirmed they will see through.

Discussion took place on drainage; all water will be diverted away from adjoining properties.

Discussion took place the existing shed. Applicant agreed to relocate it into compliance or remove it.

Mr. Worth advised that any approval was for zoning only.

Chairman opened the application to the public, seeing none, closed to the public.

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting December 15th 2022

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:30 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC