

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**July 20<sup>th</sup> 2023**  
**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:

Hartnett, Kevin  
Petrosilli, John  
Roskowski, Raymond  
Pellegrino, Anthony  
Guiga, Carmine

Absent:

Bonnetti, David  
Corliss, Thomas  
Panebianco, John

**Professionals:**

Debra Rumpf & Charles Cunliff

**MINUTES**

Chairman asked for a motion on the June meeting minutes. Anthony Pellegrino made a motion to approve, seconded by Larry Saunders. Roll Call (ayes) Pellegrino, Saunders Petrosilli

**BILLS**

Chairman asked for a motion on the bills. Raymond Roskowski made a motion to approve. Seconded by Kevin Hartnett. Roll Call (ayes) Roskowski, Hartnett, Pellegrino, Guiga, Saunders, Petrosilli

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

None

**BOARD COMMENTS:**

**RESOLUTIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 06-23-BA, 11 Roberts Rd, John & Alisia Lane, Block 50.01 Lot 5.  
Multiple bulk variances for a NSFD.

Chairman called the applicant to the stand. John & Alisia Lane were sworn in by the board attorney.

Mr. Lane explained to the board that this was his third time at the board for exceeding the prior board approvals. Mr. Lane went into further detail by explaining that the house was priced out before covid, and while building through the pandemic they experienced several setbacks from rising material cost and difficulty in getting certain materials in a timely fashion. The type of construction for the house had changed during the building process from modular to stick built causing slight variations in the plans making the house slightly larger than originally proposed. The doorways were changed, causing the need for larger landings. There were also several walkways/patios/deck installed in which he did not realize needed approval before being put in.

Mr. Lane apologized to the board explaining that as a homeowner building his own home, he was slightly out of his realm. 2 photos of the house were provided and marked in as a1 & a2.

Mr. Lane noted that the minor changes would not affect the neighbors as he owned all the adjoining lots, and they were preserved for farmland and could not be built.

Charles Cunliffe of T & M went over his engineering letter dated 6-30-23.

John Petrosilli asked if they were done building, Mr. Lane replied yes and let the board know he passed all of his final building inspections.

Board Engineer noted that the final project did not include the originally proposed driveway and was a reduction in coverage. Mr. Lane noted they opted to keep the original driveway due to cost.

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

Chairman asked for a motion on the application.

Raymond Roskowski made a motion to approve, seconded by Anthony Pellegrino. Roll Call (ayes) Roskowski, Pellegrino, Hartnett, Guiga, Saunders, Petrosilli

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

None

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

Next Regular Meeting August 17<sup>th</sup> 2023

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 6:30 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC