

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
May 18th 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:

Corliss, Thomas
Hartnett, Kevin
Panebianco, John
Petrosilli, John
Roskowski, Raymond
Pellegrino, Anthony
Guiga, Carmine

Absent:

Bonnetti, David
Roskowski, Raymond

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the April meeting minutes. John Panebianco made a motion to approve, seconded by Anthony Pellegrino. Roll Call (ayes) Panebianco, Pellegrino, Corliss, Hartnett, Guiga, Saunders, Petrosilli

BILLS

Chairman asked for a motion on the bills.

Kevin Hartnett made a motion to approve, seconded by John Panebianco. Roll Call (ayes) Hartnett, Panebianco, Corliss, Pellegrino, Guiga, Saunders, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket 03-23-BA, 108 Cayuga Rd, B 272 L 335, Eric & Tracy Nutt,
Rear yard setback

Chairman called the applicant to the stand. Eric Nutt was sworn in by the board attorney. Ronald Gafgen was also sworn in by the board attorney. He is the father-in-law/builder of the project. He provided his professional background as he is the construction and code official for Upper Freehold Township. Dave Roskos Esq was also in attendance to represent the applicant.

The applicant along with Ronald Gafgen gave a description of the proposed project to the board. They are proposing to construct a 14 x14 ft pavilion 9 feet from the rear property setback, where 30 is required. The applicant noted that a similar variance was approved last year at 112 Cayuga. Applicants provide photos of other structures in the area that did not meet the setbacks. (Marked in as A-1)

Jason Worth, board engineer went over his review letter dated 4-5-23.

Board discussion took place on the placement of the pavilion, the applicant did not want to relocate the structure to the middle of the property as it would impact the views and the use of the back entrance of the property.

Discussion took place on the use of the pavilion. Applicant stated it will be for personal use to enjoy during the warmer weather.

Discussion took place on the walls of the structure. The applicant agreed that at no time will any of the walls be closed in, the structure, if approved, was to remain open. The structure would also not be permitted to be attached to the house in any way to form a 3-season room or addition. The board also questioned the height of the countertops, it was determined that if approved the countertops would not be more than 3 ft high as to not impact the view of the neighbors. The board also inquired about utilities and did not want any gas or water to be run to the pavilion.

Discussion took place on the grading and lighting. No grading changes are being proposed. Any lights installed would need to face downward as to not impact the adjoining properties No spotlights or flood lights would be permitted. Any gutters placed would need to be directed to the lagoons.

Board questioned the pavers and the pool on the mockup provide with the application, Eric Nutt explained that the pool and pavers would be applied for at a later date, it was for illustrations purposes and not part of the application.

Discussion took place on the trees illustrated on the mockup, the applicant stated the property nearest to the pavilion was not maintained properly and they wished to put shrubs on that side so they did not have to view the property. The board felt a line of shrubs would interfere with the sight of the adjoining property.

No further comments.

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

Chairman asked for a motion on the application, the board felt that conditions of approval should be in place for the following items. Pavilion will not be enclosed, the counter height would be 3 ft max, pavilion not to be used at a 3-season room, no water/gas will be run to the pavilion, spotlights or flood lights would not be permitted, any lighting would face downward, gutters will be run to the lagoon, and no grading of the property is permitted.

John Panebianco made a motion to approve, seconded by Kevin Hartnett. Roll Call (ayes) Panebianco, Hartnett, Corliss, Pellegrino, Guiga, Saunders Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting June 15th 2023

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 6:48 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC