

ZBA Meeting 5-15-2014

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
May 15, 2014**

7:00 P.M.

PLEDGE OF ALLEGIENCE

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.

ROLL CALL

Members Present	Stanley Anderson	Edward Covitz
Antonio DeAlmeida	John Petrosilli	Raymond Roskowski
Stan Linck	Brian Higgins	

Absent: Stanley Bystrek

Professionals: Attorney Brian E. Rumpf, Esq.
Engineer Patrick Jeffrey

Chairman John Petrosilli asked for a motion for the minutes of the Regular meeting on April 17, 2014. Edward Covitz made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes) Covitz, Bruno, Anderson, DeAlmeida, Roskowski, Linck, Petrosilli.

Chairman asked for a motion to approve the bills Edward Covitz made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes), Covitz, DeAlmeida, Anderson, Bruno, Roskowski, Linck, Petrosilli.

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CORRESPONDENCE - NONE

MATTERS OF THE BOARD - NONE

BOARD COMMENTS:

NONE

RESOLUTIONS

Resolution No. 2014-10-BA
Paul and Kathleen Kavka
Docket# 02-14-BA
110 Oregon Avenue
Block 200 Lot 22.01
Bulk Variance

Resolution No. 2014-11-BA
Robert G. Lange Jr.
Docket# 03-14-BA
83 Bay Parkway
Block 87 Lot 39
Bulk Variance

OLD BUSINESS

NONE

NEW BUSINESS

Chris and Lisa Horner
Docket# 04-14-BA
Route 532/Wells Mills Road
Block 33 Lot 31
Bulk Variance

Robert G. Lange Jr.
Docket# 05-14-BA
1 Spinnaker Way
Block 119 Lot 15
Bulk Variance

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Chairman asked for a motion to approval on Resolution No. 2014-10-BA, Paul and Kathleen Kavka, Block 200 Lot 22.01, 110 Oregon Avenue, Bulk variance. Edward Covitz made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes), Covitz, Bruno, Anderson, DeAlmeida, Roskowski, Linck, Petrosilli.

Chairman asked for a motion to approval on Resolution No. 2014-11-BA, Robert G. Lange, Jr., Block 87 Lot 39, 83 Bay Parkway, Bulk variance. Edward Covitz made a motion to approve and Stanley Anderson seconded the motion. Roll Call: (Ayes), Covitz, Anderson, Bruno, DeAlmeida, Roskowski, Linck, Petrosilli.

Mr. Brian Rumpf, the board attorney, informed the board of the reason for Christopher and Lisa Horners' represented by Attorney Richard Visotcky were not being heard because of an error in the notice in the newspaper and the application for the Variance application had not been updated with the new newspapers that were adopted in the re-organization meeting. He then asked the Chairman if we could carry over the application the June's 19th meeting. The Chairman asked for a motion for the application to be carried.

Raymond Roskowski made a motion to carry the application over and Edward Covitz seconded the motion. Roll Call: (Ayes), Roskowski, Covitz, Anderson, Bruno, DeAlmeida, Linck, Petrosilli.

Robert G. Lange, Jr. was sworn in by Mr. Brian Rumpf, bard Attorney. Mr. Lange explained that 1 Spinnaker is a 60x100 lot. He explained that the property is vacant with no structure currently on it. He believed that in the past there once use to be a structure there, but does not know the reasoning for it not being there any longer.

Mr. Patrick Jeffery, board engineer, explained his Engineer's letter. He stated that it is an undeveloped property, which is a corner lot. He explained that Mr. Lange is asking relief for the overall lot size and lot width. The lot is 6,000 square feet where 12,500 square feet is required in this zone. The lot width requires 80 feet and the proposed was 60 feet.

Mr. Patrick Jeffery goes through the comments on the Engineers Letter. He had asked Mr. Lange to explain if this was a substantial detriment to the zoning ordinance or to the property/neighbor in general. Mr. Lange explained that they were all once summer homes that were very small and the house he proposed was about 25 by 43. In his opinion he does not see how he would be hurting the community by construction this home. Mr. Patrick Jeffery explained the other comments stated that Mr. Lange did not have the opportunity to acquire additional property to relief the other variances.

He asked Mr. Lange if there were any other negatives. Mr. Lange said that the drainage would go to the edge of the street with an existing inlet at the corner of the street. He proposed a two car driveway, as far to the right so there would be no off-site parking with providing as much sight visibility for the sight triangle. He then explained the height proposed for the home would be 16

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feet. Mr. Patrick Jeffrey explained that the lot is unmaintained presently. Mr. Lange said that the lot is overgrown. Mr. Lange provided the board with pictures of the property as it sits presently. A-1 provided a picture of the corner, A-2 was an eastern picture, A-3 is a picture looking north, and A-4 is a picture of the rear of the property. Mr. Lange said his Wife took the pictures.

Mr. Chairman asked if there were going to be gutters, and Mr. Lange said yes. Mr. Chairman asked if he was going to try to keep some of the trees, and Mr. Lange said yes. Mr. Lange said there would be minimal filling needed.

Patrick Jeffery provided that Mr. Lange had addressed all the items in the Engineer's Letter and that he had no other questions. Mr. Lange said that if the lot was grandfathered in he would not have to come to the board. No other comments were made.

The Chairman had opened it up to the public;

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Mr. Chairman asked for a motion to approve Mr. Lange's application. Antonio DeAlmeida made a motion and Ronald Bruno seconded it. Roll Call: (Ayes), DeAlmeida, Bruno, Anderson, Covitz, Roskowski, Linck, Petrosilli.

BOARD COMMENTS:

NONE

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC

Next Regular Meeting June 19, 2014

Motion to Adjourn

All in favor

Meeting Adjourned at 7:14PM.

Respectfully Submitted,

Renée Dronebarger
Board Secretary
RD