

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Minutes  
August 20, 2015**

**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.

**ROLL CALL**

Members Present:	Stan Anderson	Ronald Bruno	
	Edward Covitz	Antonio DeAlmeida	Brian Higgins
	John Petrosilli	Raymond Roskowski	Albert Linck

**Professionals:**

Brian E. Rumpf, Esq.  
Patrick Jeffery, PE, PP, CME

The Chairman John Petrosilli asked for a motion for the minutes of the Regular meeting on July 16, 2015. Edward Covitz made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes) Covitz, Bruno, Anderson, Higgins, Roskowski, Petrosilli.

The 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, Higgins, Roskowski, Linck, Petrosilli.

**CORRESPONDENCE - NONE**

**MATTERS OF THE BOARD – NONE**

**BOARD COMMENTS:**

NONE

**RESOLUTIONS**

NONE

**OLD BUSINESS**

NONE

**NEW BUSINESS**

Keven Solack  
Docket#04-15-BA  
39 Sands Point Road  
Block 92 Lot 2  
Stair encroachment, rear yard setback for deck and lot coverage

Brian Rumpf, Board Attorney swore in Mr. Kevin Solack before he proceeded with his testimony regarding 39 Sands Point Road. He advised the board that his house was substantially damaged by Super Storm Sandy and this is why he is rebuilding and raising. Mr. Solack explained to the board that he needed some outdoor space and that is why is needed a variance for the rear setback He also indicated that he was asking relief on the lot coverage since it is over the 30% required coverage where he proposed 32.44%. The last variance he described was the stairs in the side yard setback exceeding the allowable 40 square feet where he proposed 63 square feet.

The Chairman asked Patrick Jeffery, the board engineer, to go through the Engineer's Letter. He started with the first comment listed in the letter asking Mr. Solack if this variance could be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan or Zoning Ordinance. Mr. Solack said it would not. Mr. Jeffery had asked, what was the need for the rear deck that was proposed? Mr. Solack explained it was for outdoor living space since the new home is elevated. Mr. Jeffery asked if the rear deck would obstruct any views, light, are and open space to adjoining properties; Mr. Solack said it would not. Mr. Jeffery had asked what would be under the deck since Mr. Solack is over his lot coverage. Mr. Solack said he could keep it as gravel so it can drain. The board Attorney stated should this be granted, this would be a condition.

Patrick Jeffery had asked why the home was elevated higher than what is required and Mr. Solack stated he was tired of getting flooded and wanted to be sure he was well above the required just in case. Mr. Solack feels that the home is in character with the other homes because there are others raising their homes since Sandy.

The Chairman asked about the leaders and run-offs so that other adjoining properties would not have issues with the drainage. Mr. Solack explained it would be directed towards the street and the lagoon. The Chairman had questioned the pilings that were already at the site for the deck.

There were no further questions regarding the application heard.

**OPEN TO THE PUBLIC**

Seeing none

**CLOSED TO THE PUBLIC**

**BOARD COMMENTS:**

The Chairman had a discussion with the board members regarding the revised zoning board application and how there needs to be some changes made to the way some of the applications are being presented to the board. The drawings need to be more explanatory with more defined drawings that are to scale. There was discussion regarding how to go about changing the application and checklist. The Chairman stated they will look into what they can do regarding their concerns.

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

Seeing none

**CLOSED TO THE PUBLIC FOR GENERAL COMMENTS**

Next Regular Meeting September 17, 2015  
Motion to Adjourn  
All in favor  
Meeting Adjourned at 7:39 PM.

Respectfully Submitted,  
Renée Dronebarger  
Board Secretary  
RD