

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
March 17th, 2016

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: Stanley Anderson Ronald Bruno Thomas Corliss
Antonio DeAlmeida John Petrosilli Valerie Tate
Raymond Roskowski

Absent: Albert Linck, Brian Higgins

Professionals:

Brian E. Rumpf, Esq.
Jason Worth T & M

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on February 18th, 2016. Antonio DeAlmeida made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes) DeAlmeida, Bruno, Anderson, Corliss, Tate, Petrosilli.

The Chairman asked for a motion to approve the bills Raymond Roskowski made a motion to approve and Stanley Anderson seconded the motion. Roll Call: (Ayes) Roskowski, Anderson, Bruno, Corliss, DeAlmeida, Tate, Petrosilli

CORRESPONDENCE: None

MATTERS OF THE BOARD:

Chairman reminded board members that signed up; the NJPO class was being held at the Fire Academy on 3/18/16.

BOARD COMMENTS: None

RESOLUTIONS:

Resolution No. 2016-01-BA
Docket# 10-15-BA
Harry & Lori Groveman, 7 Bayville Way
Block 57.10 Lot 189
Rear setback, side yard setback

The Chairman asked for a motion to memorialize the Resolution for Resolution No. 2016-01-BA, Docket 10-15-BA, 7 Bayville Way, Block 57.10 Lot 189, Rear yard setback. Valerie Tate made a motion to approve the resolution and Stanley Anderson seconded the motion. Roll Call: (Ayes) Tate, Anderson, Bruno, Corliss, DeAlmeida, Petrosilli

OLD BUSINESS: None

NEW BUSINESS:

a. Docket # 01-16-BA, Lisa Capelli, 132 Bonita, Block 239 Lot 9, Height variance

Chairman called Lisa Capelli to the stand.

Robert Capelli & their builder Liz Schwartz (DSW Homes) were sworn in by Brian Rumpf, Board Attorney

Chairman asked for a quick overview of the project, Liz Schwartz gave a brief description of the project.

Jason Worth, T & M Engineering provided clarification on the number of stories for this project and the ordinance definition of a story.

Discussion took place between the board, engineer, & applicant on the current & proposed areas of living space/storage space.

Discussion took place on the required regarding the minimum height required to bring home to code vs the height the applicant is proposing to do, and the use of the proposed enclosed bottom of the home.

Photos of the project (13 pages) were marked into evidence as A-1 Photos were taken by the applicant in March 2016.

Discussion took place on the REM program the applicant was going through to raise their home.

Jason Worth, T & M went over their review letter for the project.

Applicant confirmed they did not reach the 50% threshold required to obtain a substantial damage letter, and are not required to raise the home. They are raising their home make it flood zone compliant.

Discussion took place on the integrity of the current foundation and plan to rebuild/replace it.

Applicant provided testimony that the home once raised will not be substantially higher than the surrounding homes, and bring a better conformity to the neighborhood.

Liz Schwartz provided testimony that the house must be raised to the proposed height if the applicant wishes to use the bottom of the home for parking due to the building code, must be at least 8 feet tall to park under, and also provided more clarification on the foundation repairs.

Discussion took place between Engineer and applicant on the pervious/impervious coverage. Applicant confirmed he will comply with coverage rules. Applicant also confirmed the stairs will not exceed the footprint of the decks.

Architectural structural drawing board was marked into evidence as A-2.

Discussion took place confirming that the ground floor (proposed garage/storage area) would not have been considered a story if it was not closed in.

Discussion took place on the height of the top ½ story of home and whether or not it was considered a half or whole story. It was determined it was a whole story.

BOARD COMMENTS:

Seeing none

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Brian Rumpf summarized the conditions in the event the application is approved. Ground floor cannot be used for living space, the variance will be 4 stories, the roof drains will drain away from adjacent properties, and the applicant will comply with impervious coverage regulations.

The Chairman asked for a motion to approve/deny the application. Valerie Tate made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes) Tate, DeAlmeida, Anderson, Bruno, Corliss, Roskowski, Petrosilli.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS

Next Regular Meeting April 21st, 2015

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:33pm

Respectfully Submitted,
Stephine Foberg
Board Secretary
SF