

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
April 21st, 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 Brian Higgins
Raymond Roskowski

Absent: Tate

Professionals:

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

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on March 17, 2016. Antonio DeAlmeida made a motion to approve and Robert Corliss seconded the motion. Roll Call: (Ayes) DeAlmeida, Corliss, Bruno, Higgins, Roskowski, Petrosilli.

BILLS

The Chairman asked for a motion to approve the bills Antonio DeAlmeida made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes) DeAlmeida, Bruno, Corliss, Higgins, Roskowski, Petrosilli

Stanley Anderson arrived at 7:06pm, chairman made mention for the record.

CORRESPONDENCE:

Chairman briefly discussed the NJ Planner January/Feb 2016 Edition

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

Chairman spoke of the passing of former board member Albert Link.

RESOLUTIONS:

Resolution No. 2016-02-BA
Docket# 01-16-BA
Lisa Capelli, 132 Bonita Rd
Block 239 Lot 9
Height variance

The Chairman asked for a motion to memorialize the Resolution for Resolution No. 2016-02-BA, Docket 01-16-BA, Block 239 Lot 9, Height Variance. Robert Corliss made a motion to approve the resolution and Ronald Bruno seconded the motion. Roll Call: (Ayes) Corliss, Bruno, Anderson, DeAlmeida, Roskowski, Petrosilli

OLD BUSINESS: None

NEW BUSINESS:

a. Docket # 02-16-BA, Antonia Fascenda, 126 Englewood, Block 272 Lot 401, Steps variance

Chairman called applicant Antonia Fascenda to the stand, she was sworn in by Brian Rumpf, Board Attorney.

Applicant gave a brief summary of the application.

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

Discussion took place clarifying the home was not substantially damaged, but grant money was granted through the REM program to bring the home into flood compliance. Applicant stated her new boiler would need to be raised on a platform also to be brought to code.

Applicant provided testimony on the characteristics of the neighborhood, and does not feel her project it would negatively impact the neighborhood.

Discussion took place between the applicant & engineer, she confirmed the area under the deck would remain stone and all drainage would drain away from adjoining properties.

Applicant provided photos of other homes with the same stair layout as hers that were approved to be built.

Photos were marked into evidence as A-1 through A-3 by the Board Attorney.

Applicant confirmed there were no other structures on the property.

Applicant provided additional photos of her property; they were marked into evidence as A-5 through A-9. As well as a description of them & time they were taken.

Chairman confirmed with the applicant that any additional structures would need approval before being constructed.

Discussion took place amongst board on the square footage of encroachment that was allowed before a variance was required.

Chairman opened the meeting to the public, records show no comments and it was closed to the public.

Board Attorney went over drainage conditions if approved.

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

b. Docket # 03-16-BA, Robert Lange, 2 James Dr, Block 53.03 Lot 1 New single family dwelling, bulk requirements.

Chairman called applicant Robert Lange to the stand, he was sworn in by Brian Rumpf, Board Attorney.

Applicant gave a brief description of the project.

Discussion took place between the board and applicant on the environmental and draining characteristics of the property.

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

Applicant stated he had reached out to adjoining property owners in an attempt to purchase land to alleviate the need for a variance, but was not successful.

Applicant provides testimony to the characteristics of the neighborhood, and felt his project would be aesthetically pleasing and consistent with other homes in the area.

Discussion took place on the site triangle and traffic issues regarding the placement of the proposed driveway.

Discussion took place between the Engineer and applicant on the proposed drainage plan, and swales. Engineer stated any roof liters be directed away from adjoining properties.

Discussion took place with the Board Attorney & applicant on the prior discussion about buying land. Applicant confirmed it was a verbal discussion and he does not have any paperwork.

Chairman asked for any comments from the board, seeing none the meeting was opened to the public.

Seeing no comment from the public, Chairman closed the meeting to the public.

The Chairman asked for a motion to approve the applicant Brian Higgins made a motion to approve and Bruno seconded the motion. Roll Call: (Ayes) Higgins, Bruno, Anderson, Corliss, DeAlmeida, Roskowski, Petrosilli.

c. Docket # 04-16-BA, Lauren & Daniel Eberenz, 5 Walker Lane, Block 54 Lot 22.03, New single family dwelling, bulk requirements.

Chairman called the applicants to the stand, Lauren and Daniel Eberenz were sworn in by Brain Rumpf, Board Attorney.

Lauren Eberenz provided a brief description of her project, and stated they attempted to purchase land to alleviate the need for a variance but were unsuccessful.

Applicant submitted photos of the land she had taken April 21st 2016, they were marked into evidence as A-1 through A-11.

Discussion took place between the Chairman and Engineer on marking vacant lots.

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

Discussion took place on the proposed and current grading.

Discussion took place between the Board Attorney and the applicant on the purchase of the land.

Chairman opened the meeting to the public.

Gordan Von Schmidt stepped forward of 21 Walker Lane. Mr. Schmidt is an adjacent land owner confirmed the applicant had expressed interest in purchasing land but he had declined. He also declined to purchase the applicants property.

Bret Bakley of 3 Walker Lane stepped forward and stated he had no objections to the project.

Seeing no other comments, meeting was closed to the public

The Chairman asked for a motion to approve the applicant Brian Higgins made a motion to approve and Anderson seconded the motion. Roll Call: (Ayes) Higgins, Anderson, Bruno, Corliss, DeAlmeida, Roskowski, Petrosilli.

d. Docket # 05-16-BA, Christopher Coleman, 112 Demmy Ave, Block 180 Lot 11, Rear yard setback – pool.

Chairman called the applicant to the stand, Christopher Coleman was sworn in by Brian Rumpf, Board Attorney.

Applicant gave a brief description of his project.

Applicant provided a photo; it was marked into evidence as A-1.

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

Discussion took place on the possible complications on digging out the area for the pool to the adjoining piles. Applicant confirmed the pool will only be 6 feet deep.

Discussed how the machinery will enter the property, and the materials for the construction of the pool, pool equipment, and fencing needed for the pool barrier.

Discussion took place on the discrepancy between the applicants and engineers impervious coverage calculations. It was noted for the record the applicants calculations were incorrect.

Applicant confirmed that no additional hardwired lighting will be added that would interfere with the neighbors. Applicant also confirmed no pool house/cabana would be construction.

No further comments from the board.

Meeting was open to the public.

Jim Berdini stepped forward of 110 Demmy, he testified he has no objections to the project.

Seeing no other comments, meeting was closed to the public.

The Chairman asked for a motion to approve the applicant Antonio DeAlmeida made a motion to approve and Higgins seconded the motion. Roll Call: (Ayes) DeAlmeida, Higgins, Anderson, Bruno, Corliss, Roskowski, Petrosilli.

BOARD COMMENTS:

Seeing none

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

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Seeing None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS

Next Regular Meeting May 19, 2016

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:01pm

Respectfully Submitted,

Stephine Foberg

Board Secretary

SF