

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
Oct 20th 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
Brian Higgins
Raymond Roskowski
John Petrosilli

Absent:

Valerie Tate

Professionals:

Brian Rumpf
Jim Oris T & M

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on May 19th. Brian Higgins made a motion to approve and Ron Bruno seconded the motion.
Roll Call: (Ayes) Higgins, Bruno, Anderson, Corliss, Roskowski, Petrosilli

BILLS

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

CORRESPONDENCE:

NJ Planner March/April
NJ Planner May/June
NJ Planner July/August

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. Docket # 06-16-BA, Gary Kubiak, 65 Hornblower Dr, Block 148 Lot 15, Rear Yard Setback-deck & steps

Chairman called applicant Gary Kubiak & Shelly Schindewolf to the stand, they was sworn in by Brian Rumpf, Board Attorney.

Applicants gave a summary of the application.

Photos were marked into evidence & numbered consecutively starting with A-1; they were taken by Shelly Schindewolf 1-2 days before the meeting.

Discussion took place between applicants, Stephine Foberg & Jim Oris, it was clarified that the applicant did not obtain zoning or construction approval for the deck, and revision of the steps.

Jim Oris T & M Engineering went over their review letter for the project.

Discussion took place between board engineer & applicant on the options the applicant could have taken with the layout of the steps to stay within the zoning requirements on the westerly side of the home.

Board engineer noted picture A-1 in regards to the railing possibly blocking the water view of adjacent properties. It was noted the railing is clear glass and more than 50% open, therefore not blocking the view.

Discussion took place between the engineer & applicants on the measurements from the bulkhead, property lines, & setbacks.

Discussion took place between board members & applicant on the placement of the deck threads/steps & placement

David Schiendewolf was sworn in by the board attorney to provide testimony on the project.

Discussion continued between board members, engineer, & applicants on setback clearances

Discussion took place, members did not feel the need to have the applicant reconfigure the steps to alleviate the variance, and allowed it to move forward.

Chairman opened the meeting to the public:

Robert Lange stepped forward & was sworn in by the board attorney. He spoke on behalf of the applicants in favor of their application. He felt the recent zoning changes did not help the applicant, Jim Oris clarified that the new changes were less stringent on this particular lot, giving the applicant more options. Chairman thanked Robert Lange for his time.

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 Stanley Anderson seconded the motion. Roll Call: (Ayes) Higgins, Anderson, Bruno, Corliss, DeAlmeida, Roskowski, Petrosilli.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Robert Lange stepped forward to discuss how to properly notice a variance application.

Discussion took place between board attorney, engineer, secretary, and Robert Lange clarifying the variance noticing requirements set forth by the NJMLU laws & regulations.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting November 17th, 2016

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:28pm

Respectfully Submitted,

Stephine Foberg

Board Secretary

SF