

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
Nov 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
Raymond Roskowski
John Petrosilli
Valerie Tate

Absent:

Brian Higgins

Professionals:

Deborah Rumpf
Jason Worth T & M

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on Oct 20th 2016. Antonio DeAlmeida made a motion to approve and Ron Bruno seconded the motion. Roll Call: (Ayes) DeAlmeida, Bruno, Anderson, Corliss, Roskowski, Petrosilli

BILLS

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

CORRESPONDENCE:

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

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

a. Resolution No. 2016-07-BA, Gary Kubiak, 65 Hornblower,
Block 148 Lot 15, Docket#06-16-BA, Decks & Steps Setbacks

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

OLD BUSINESS:

None

NEW BUSINESS:

a. Docket # 08-16-BA, CRA Construction & Home Elevation LLC, 108 Atlantic Ave, Block 215 Lot 6.02, Lot Width

Deborah Rumpf Board Attorney stated this noticed parties outside the 200 ft mark had expressed interest in the application, but would not be at that meeting. All parties agreed it would be in the best interest to have the application carried over to the next meeting.

The Chairman asked for a motion to approve that the application be carried over. Antonia DeAlmeida made a motion to approve and Stanley Anderson seconded the motion. Roll Call: (Ayes) DeAlmeida, Anderson, Bruno, Corliss, DeAlmeida, Roskowski, Tate, Petrosilli.

a. Docket # 07-16-BA, Robert Lange, 22 Lighthouse Dr, Block 132 Lot 3,
Bulk requirements - NSFD

Chairman called applicant to the stand, Robert Lange Jr was sworn in by Deborah Rumpf.

Robert Lange explained this project was started during the process of the new zoning changes, and now required a variance for non-conforming, pre-existing conditions. He explained this home, before being demo'd was an eye sore within the community as it was run down and not maintained.

Board Engineer went over their review letter for this application.

Discussion took place between applicant and engineer on the pre-existing lot conditions, noting that a small section of lots on Lighthouse Dr were all pre existing, non-conforming lots and all those lots would need a variance if they were built on.

Robert Lange presented buy/sell letter for adjacent property owners, they were marked as A-1, A-2, and A-3.

Conversation took place between applicant & engineer on the characteristics of the proposed home and neighborhood.

Board Engineer confirmed with applicant that all downspouts and roof liters would be directed away from adjacent properties.

Applicant provided testimony on the placement of the driveway. It was determined the driveway is placed in such a manner that would minimize any safety issues.

Applicant noted he obtained Ocean County Soil approval, but does not have copies of the paperwork.

Board member asked applicant if he had a buyer for the proposed home, applicant confirmed he did.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Robert Lange made a recommendation for the Township to look into the zoning section of lots on Lighthouse Dr, as all the houses in that area, are now pre-existing and non conforming.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting Dec 15th , 2016

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:23pm

Respectfully Submitted,

Stephine Foberg

Board Secretary

SF