

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
Dec 15th 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
Thomas Corliss
Antonio DeAlmeida
Brian Higgins
Raymond Roskowski
John Petrosilli
Valerie Tate

Absent:

Ronald Bruno

Professionals:

Brian Rumpf
Jason Worth T & M

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on Dec 15th . Thomas Corliss made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes) Corliss, DeAlmeida, Anderson, 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, Corliss, DeAlmeida, Roskowski, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

a. Resolution No. 2016-07-BA, Robert Lange, 22 Lighthouse Dr,
Block 132 Lot 3, Docket#07-16-BA, Bulk - NSFD

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

OLD BUSINESS:

None

NEW BUSINESS:

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

Chairman called applicant to the stand, Richard Ramirez was sworn in by Brian Rumpf, Board Attorney as the engineer for the project.

Richard Ramirez gave a description of his professional background.

Mr. Ramirez gave a description of the project, hardships, and characteristics of the lot.

Mr. Ramirez went over the buy sell letters and case law regarding it.

A drawing of the home elevations was marked into exhibit A-1, A-2 was a floor plan of each of the levels. Plot Plan was marked into A-3 and tax map to A-4.

Jason with T & M went over their engineering letter in regards to this application.

Discussion took place on the buy/sell letters for adjoining property; a copy was marked into evidence as A-5. It was determined that none of the adjoining properties were not able to sell any land, as it would cause them to be non conforming.

Discussion took place on the characteristics of the proposed home and how it will fit into the neighborhood. Drawing of the home was marked in A-7 & A-8.

Discussion took place on the flood zone AE8 applicant confirmed they are looking to put a garage on the ground level.

Discussion took place on the construction of the home, particularly the grade beams and the breakaway walls. They also confirmed the ground level would be enclosed.

Discussion took place on the grade/fill of the property. Applicant does not propose a retaining wall at this time. Mr. Ramirez explained it would be difficult to grade this property, applicant will submit a revised grading plan to the board engineer.

Engineer noted roof liters need to be directed to the street and away from adjoining properties.

Board Attorney noted applicant has fulfilled the testimony in the Dallmeyer case, showing that property cannot be bought or sold to make it conforming as it would result in neighboring lots becoming non conforming.

Board Attorney also noted as a condition upon a approval, a grading and drainage plan be submitted to the board engineer for approval.

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Chairman thanked the board and professionals for their service this year.

Next Regular Meeting January 19th, 2017

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:26pm

Respectfully Submitted,
Stephine Foberg
Board Secretary
SF