

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Minutes  
February 18, 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 John Petrosilli  
Valerie Tate

Absent: Albert Linck, Raymond Roskowski

**Professionals:**

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

The Chairman John Petrosilli asked for a motion to approve the minutes of the Re-Org meeting on January 21, 2015. Antonio DeAlmeida made a motion to approve and Thomas Corliss seconded the motion. Roll Call: (Ayes) DeAlmeida, Corliss, Anderson, Bruno, Higgins, Petrosilli.

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on January 21, 2015. Ron Bruno made a motion to approve and Brian Higgins seconded the motion. Roll Call: (Ayes) Bruno, Higgins, Anderson, Corliss, DeAlmeida, Petrosilli.

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

The Chairman asked for a motion to approve the Annual Report Zoning Board of Adjustment 2015. Brian Higgins made a motion to approve and Stanley Anderson seconded the motion. Roll Call: (Ayes) Higgins, Anderson, Bruno, Corliss, DeAlmeida, Petrosilli.

**CORRESPONDENCE: None**

**MATTERS OF THE BOARD: None**

**BOARD COMMENTS: None**

**RESOLUTIONS: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

a. Docket # 10-15-BA, Harry & Lori Groveman, 7 Bayville Way, Block 57.10 Lot 189, Rear yard setback.

The Chairman had the applicant, Harry & Lori Groveman, 7 Bayville Way, come to the stand. They were sworn in by the Board Attorney. The Chairman asked that they provide a brief summary of their application

Mr. Groveman explained they wish to add a deck in the rear of the property that exceeded the 15 ft rear setback.

The Engineer clarified this was for a deck and not a sunroom.

The Engineer discussed their review letter in regards to this application, and asked the applicant to provide testimony.

Mr. Groveman explained their property backs up to a wooded area that is dedicated land, and there would be no impact to that property. He stated since his home had an elevated rear it was more difficult for him to extend his living space since his home drops off 6+ feet. He felt homes in the community that were on grade had an easier time since they are permitted to extend a patio further than a deck. He stated they would like the extended deck to have a small eating area with a grill and a few lounge chairs. He also stated if they stayed within the setbacks the “deck” would be about the size of a balcony. Mr. Grove also explained the stairs built into the plans would stay within the footprint of the deck and provide an emergency egress exit in the rear of their home which they do not currently have.

The Engineer went over the photos provided in the application and discussed the height differences in grade vs the patio because the applicant does not have a walk out basement.

Discussion took place with the board members and applicant on the number of exits the home was designed with.

The Engineer went over the impact this project would have on neighbors, and drainage. Applicant confirmed the downspouts would not drain towards the neighboring homes but towards the back. Discussion took place on the sprinklers heads that would need to be adjusted.

Applicant confirmed there would be no hard surfaces under the deck. Mr. Groveman stated they are in contact with their homeowners association on this project.

Engineer noted that any action taken by the board does not relive the necessity to obtain building permits.

Discussion took place between the Engineer and applicant on any impact to neighbors and color scheme of the project.

Discussion took place between the board and applicant on the placement of emergency exits in their home.

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

Board Attorney stated as a condition the deck would not be able to be enclosed in the future, lattice work under the deck would be permitted if required by the homeowners association, and roof runoff would not be directed towards the neighboring properties.

**OPEN TO THE PUBLIC**

Seeing none

**CLOSED TO THE PUBLIC**

**BOARD COMMENTS:**

**OPEN TO THE PUBLIC FOR GENERAL COMMENTS:**

Seeing None

**CLOSED TO THE PUBLIC FOR GENERAL COMMENTS**

Next Regular Meeting March 17th, 2015

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:21pm

Respectfully Submitted,  
Stephine Foberg  
Board Secretary  
SF