

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
April 20th 2017

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
Ron Bruno
Thomas Corliss
Brian Higgins
Raymond Roskowski
John Petrosilli
Shawn Denning
Valerie Tate

Absent:

Antonio DeAlmeida

Professionals:

Brian Rumpf
Jim Oris T & M

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Re- Org minutes of the meeting on January 19-17 . Brian Higgins made a motion to approve and Thomas Corliss seconded the motion. Roll Call: (Ayes) Higgins, Corliss, Anderson, Bruno, Roskowski, Petrosilli, Denning.

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on January 19-17 Re-org . Brian Higgins made a motion to approve and Thomas Corliss seconded the motion. Roll Call: (Ayes) Higgins, Corliss, Anderson, Bruno, Roskowski, Petrosilli, Denning.

BILLS

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

CORRESPONDENCE:

NJ Planner Jan/Feb 2017 Edition.

Chairman acknowledged the planner.

MATTERS OF THE BOARD:

None.

BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

a.Docket # 01-17-BA, Justin & Courtney Pimm, 111 Marine Rd, Block 239 Lot 49, Lot 49, Lot area, Lot width, Lot Depth

Chairman called applicant to the stand. Justin Pimm was sworn in by Brian Rumpf/board attorney. His builder Daryl Janzer was sworn in as well.

Daryl gave a brief description of his background to the board.

Applicant & his builder gave a brief description of the project

Jim Oris/T & M went over their review letter.

Applicant gave testimony on his project and confirmed that he did not attempt to buy land from the lots on either side of his property.

Engineer explained that even of attempts were made to correct the lot size; being bound by the bulkhead & road, taking land from either side of the lot would make the surrounding lots non-conforming.

Discussion took place between the engineer & board members on the prior zoning & current zoning on the lot.

Applicant provided testimony stating his proposed project would add value and to the neighborhood and would not pose a negative impact to the surrounding properties.

Engineer confirmed that in the event of an approval any roof liters would drain away from adjoining properties.

Applicants builder pointed out the new home would alleviate (2) of the pre-existing non conforming on the front yard & side yard setback.

Engineer went over the comments on their review letter regarding the patio & wood ties. Applicant confirmed the ties were already removed, and the existing patio is being removed.

Engineer advised the applicant if they were to add another patio in the future it would have to meet the current impervious coverage requirements.

Discussion took place on the existing bulkhead, applicant confirmed he has obtained a bulkhead permit and it is being replaced.

3 Pictures of the house/lot were submitted into evidence, taken by Justin Pimm about a week ago, and marked in as A1, A2, & A3.

Applicant confirmed the proposed house would fit in with the existing neighborhood.

Discussion took place on the proposed construction of the home, and how it will meet the current floor requirements.

Applicant confirmed the shed on the survey is his neighbors, and will address the relocation with the owner.

Applicant was opened to the public.

Seeing none

Applicant was closed to the public.

Board Attorney also confirmed that buy sell letters would not apply to this case since it would make surrounding lots non conforming.

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

Application was approved.

Open to the public

Seeing none

Closed to the public

Next Regular Meeting May 18 , 2017

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:28pm

Respectfully Submitted,

Stephine Foberg

Board Secretary

SF