

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**July 20<sup>th</sup> 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  
Ronald Bruno  
Antonio DeAlmeida  
Raymond Roskowski  
John Petrosilli  
Thomas Corliss  
Valerie Tate

**Absent:**

Brian Higgins  
Shawn Denning

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on May 18<sup>th</sup>. Stanley Anderson made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes) Anderson, DeAlmeida, Bruno, Roskowski, Tate, Petrosilli

**BILLS**

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

**CORRESPONDENCE:**

NJ Planner May/ June 2017 Edition.  
Chairman acknowledged the planner.

**MATTERS OF THE BOARD:**

Chairman acknowledged the passing of former board member Ed Covitz.

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

a. Docket # 02-17-BA, Divine Interventions LLC, Route 9, Block 62 Lot 3.02 & 3.03, Commercial, Bulk variances -Lot area, width, & coverage. Front, side, & rear setbacks. D Variance - Use & possible height.

Chairman called applicant to the stand. Daniel Popovitch (clients attorney) came forward to request an adjournment. Daniel explained they are revising their plans to try to alleviate the height variance that currently exist with the application.

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

Adjournment was granted. Applicant must re-notice for the Sept. meeting per the Board Attorney.

b. Docket # 03-17-BA, Matthew & Margret Graiff, 88 Bonita Rd, Block 232 Lot 5, NSFD - Bulk variances - Lot size, Lot width, Rear yard setback

Chairman called applicants to the stand. Matthew & Margret Graiff were sworn in by the board attorney.

Applicants gave a brief overview of their proposed project. They would like to demolish the current home, and build a new single family dwelling.

Chairman asked for clarification on lot frontage. Jason Worth confirmed that the driveway is on Bonita it is actually the side yard per ordinance. The front is on Lagoon View. Chairman asked if the house could be shifted to meet the setbacks.

Applicant stated the DEP will not allow them to shift the house closer to the high water line. Brief discussion took place on the DEP issue. Applicant did not have the documentation printed but allowed the Board Engineer to read the document on his cell phone. Board accepted document on the condition it be emailed to the board secretary to be added to the file. Document stated they would require a CAFRA permit is closer than 150 ft to the MHWL. Marked in as A-1

**\*\*\* Document was received and forward to the board engineer/board attorney with no objections \*\*\***

Board Engineer discussed their review letter. Engineer explained that the proposed project would eliminate one of the existing variances for a side yard setback.

Applicant confirmed this home would be their primary residence, and they were unable to buy any additional property to make the lot conforming.

Applicant provided testimony on the existing neighborhood and believes the project will not have a negative impact on the surrounding properties.

Board Engineer recommends that upon any approvals, drains and liters be pointed away from adjacent properties. Engineer pointed out swales were proposed to help with drainage.

Applicant submitted photos to the board, and gave a description of each photo. They were marked in as A2 through A13.

Engineer stated if approved an as built survey would be required at the end of construction.

Applicant stated they are no proposing to have any accessory structures built, and are planning to enclose 900 ft of the bottom of the home.

Chairman confirmed that there would be no living space below the first floor.

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

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

Seeing none.

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

Seeing none.

Next Regular Meeting August 17, 2017

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:43pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC