

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
December 21st 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:

Anderson, Stanley
Corliss, Thomas
Higgins, Brian
Petrosilli, John
Denning, Shawn

Absent:

Ronald Bruno
DeAlmeida, Antonio
Raymond Roskowski
Valerie Tate

Professionals:

Debra Rumpf & Jason Worth

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on November 16 th 2017. Brian Higgins made a motion to approve and Stan Anderson seconded the motion. Roll Call: (Ayes) Higgins, Anderson, Corliss, Petrosilli, Denning

BILLS

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

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

2017-07-BA Docket # 07-17-BA Harry Haase, 5 Bayville Way, Block 57.10 Lot 188 Rear Yard setback
Chairman asked for a motion to approve the resolution. Sean Denning made a motion and
Stan Anderson second the motion. Roll Call (Ayes) Denning, Anderson, Corliss, Higgins, Petrosilli

OLD BUSINESS:

a. Docket # 02-17-BA, Divine Interventions LLC, Route 9, Block 62 Lot 3.02 & 3.03, Use Variance

Applicant did not wish to proceed as there were only 5 members present tonight, and a super majority is needed for approval. Notice was waived and applicant will be heard at the next meeting.

NEW BUSINESS:

Docket # 08-17-BA, Constance Stewart, 27 Bayview Dr, Block 239 Lot 30.06, Lot size, width, & depth

Chairman called applicant to the stand. Constance Stewart & Charles Grant were sworn in by the board attorney.

Applicant gave a brief description of the project.

Board Engineer went over their review letter in regards to the project.

Discussion took place on the purchase of available land to purchase. No land was able to be purchased to bring the lot into compliance. Applicant feels a new home on her lot would be an improvement as the old home was damaged and torn down.

Board Engineer noted a grading plan was not included with the application. Applicant stated any fill brought in would be kept to a minimum to keep in compliance with the slab requirements. They also confirmed water would drain away from adjoining properties if approved. A grading plan would need to be submitted to the Board Engineer for approval.

Board Engineer noted there is a bathroom on the ground floor. The bathroom would not meet the flood requirements for construction and is not being proposed. This was confirmed with the homeowner and builder.

Applicant did not have any photos to present to the board.

Applicant confirmed this would be a second home for her family and not a rental.

Open to the public

Seeing none

Closed to the public

Chairman asked for a motion, Shawn Denning make a motion to approve and Brian Higgins seconded the motion. Roll Call (Ayes) Denning, Higgins, Anderson, Corliss, Petrosilli

Docket # 09-17-BA, Yolanda Garcia, 26 Compass Rd, Block 95.02 Lot 11, Rear yard setback

Chairman called applicant to the stand. Yolanda Garcia was sworn in by the Board Attorney.

Applicant gave a brief description of the project. She stated she would like to add another door to the back of the home with steps and landing as a landing as a second fire exit.

Board Engineer went over their review letter.

Applicant confirmed that this home was a new construction. Currently the door is installed but boarded up for safety reasons. Applicant currently has a temporary certificate of occupancy.

Engineer confirmed land could not be purchased to bring lot into compliance as it was bound by the lagoon/road.

Applicant submitted 5 photos, they were marked in as A-1 through A-5. All photos were taken by the applicant within the last week and are of the surrounding properties.

Applicant confirmed nothing will be enclosed and hand rails will be 50% open.

Applicant did not feel the stairs and landing will interfere with views or cause an issue to the surrounding properties.

Applicant confirmed no additional grading or pilings are proposed.

Discussion took place on the impervious coverage. Applicant is below the limit. Applicant confirmed she parks on the rocks in the front of the home.

Chairman asked for a motion, Stan Anderson make a motion to approve and Brian Higgins seconded the motion. Roll Call (Ayes) Anderson, Higgins, Denning, Corliss, Petrosilli

Docket # 10-17-BA, Harold Summer, 42 Spring Lake Blvd, Block 57.10 Lot 21, Rear yard setback

Applicant did not wish to proceed as there were only 5 members present tonight. Notice was waived and applicant will be heard at the next meeting.

Opened to the public

Seeing none

Closed to the public

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting January 18th 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:32pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC