

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**March 15<sup>th</sup> 2018**

**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  
Bruno, Ronald  
Corliss, Thomas  
DeAlmeida, Antonio  
Denning, Shawn  
Raymond Roskowski  
Petrosilli, John

Absent:

Brian Higgins

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the Re-Org minutes of the meeting on February 15<sup>th</sup> 2018 . Stan Anderson made a motion to approve and Ron Bruno seconded the motion. Roll Call: (Ayes) Anderson, Bruno, Corliss, DeAlmeida, Denning, Roskowski, Petrosilli,

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on February 15th 2018. Antonio DeAlmeida made a motion to approve and Thomas Corliss seconded the motion. Roll Call: (Ayes) DeAlmeida, Corliss, Anderson, Bruno Petrosilli, Roskowski, Denning

**BILLS**

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

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

None

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

2018-02-BA Docket # 02-17-BA, Divine Interventions LLC, Route 9 B 62 Lots 3.02 & 3.03  
Chairman asked for a motion to approve the resolution. Raymond Roskowski made a motion and Stan Anderson second the motion. Roll Call (Ayes) Roskowski, Anderson, Corliss, DeAlmeida, Denning,

2018-03-BA Docket # 11-17-BA, Gail Steinbacher, 122Whippany Rd, Block 272 Lot 320  
Chairman asked for a motion to approve the resolution. Raymond Roskowski made a motion and Stan Anderson second the motion. Roll Call (Ayes) Roskowski, Anderson, Corliss, Petrosilli

2018-04-BA Docket # 10-17-BA Harold Sommer, 42 Spring Lake Blvd Block 57.10 Lot 21  
Chairman asked for a motion to approve the resolution. Thomas Corliss made a motion and Stan Anderson second the motion. Roll Call (Ayes) Corliss, Anderson, Bruno, DeAlmeida, Roskowski Denning, Petrosilli

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 01-18-BA, Patrick Gravino, 17 Dock Ave, Block 67.01. Building height (stories) side & combined rear yard setback

Chairman called applicant to the stand. Patrick Gravino (homeowner) & Melanie Applebee (attorney) stepped forward and were sworn in.

Melanie Applebee & Patrick Gravino gave a description of the project. Patrick stated he had changed his plans after approval as father passed away his mother was aging and may move in with him in the future, thus needed the plumbing fixtures on the ground floor.

Patrick also gave a description the stairs that were added on the side of the building. He felt they helped with egress. He confirmed the stairs were not on the original plans, and confirmed they were started without approvals.

Discussion took place on the flood elevation. It was confirmed that while house itself was not in the flood zone, the property was in a SHFA. Patrick also stated plumbing fixture were 1.8 feet above the flood elevation the property.

Jason Worth provided the board the definition of a story, and how the home being in a flood zone affects what can be added on a ground level.

Patrick Gravino confirmed he submitted plans for the ground floor plumbing, but did not receive approvals. He also stated he believed he was entitled to a side yard setback for an encroachment.

Jason Worth confirmed the encroachment did not extend into the WD zone.

Jason Marciano with East Coast Engineering was sworn in by the Board Attorney. He provided his professional background.

Jason Marciano stated there was previously on the property but was torn down. A1 was marked in. It is a plot plan of the property. He gave a description of the property, and provided info on the primary and effective flood date.

A2 was marked in, it was a booklet of homes in the area consistent with the look of a 3 story home. Jason stated he took the photos in Oct 2017. He gave a description of each home pictured in the booklet.

Jason Marciano felt the home was compliant with the master plan, and felt this home would help in vitalizing the neighborhood.

Discussion took place on the location of the proposed wash room in the garage.

Discussion took place on the height of the structure, it was determined the house was compliant.

Discussion took place on the placement of the steps. It was determined that you would still need a variance if the steps were relocated to the other side of the house. The stairs would not need a variance if they were placed in the rear of the house, however the homeowner did not wish to have them there.

Discussion took place on the landing in the rear of the house. Jason Marciano stated it would not cause any drainage issues as it did not cause water to drain towards the neighboring properties.

Patrick confirmed at this time there would only be heat and a bathroom, and may in the future have his mother move into the home.

Jason Marciano felt the application did not impair the zoning plan, or have a negative impact on neighboring properties. They also confirmed the swails proposed should be installed, and water should drain to the front and back of the property.

Open to the public

Scott Lepley of 69 Dock Ave stepped forward. He stated he felt the house would be a nice addition to the neighborhood. He also stated the difference in story height inside the house was minor at 8 inches.

No others stepped forward

Closed to the public.

Shaun Denning asked if the side stairs were eliminated would there be egress. Jason Marciano stated the stairs are the only exit from the second floor. Discussion took place on the side encroachment applicant felt it was minimal. Rear landing would have 1-2 treads going down.

Chairman asked for a motion on this application. Antonino DeAlmeida made a motion to motion to approve. Thomas Corliss seconded the motion. (ayes) DeAlmeida, Corliss, Anderson, Bruno, Roskowski, Petrosilli (no) Denning

Shaun Denning stated for the recorded he did not approve the application due to the stairs.

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

Seeing none.

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

Next Regular Meeting April 19<sup>th</sup> 2018  
Motion to Adjourn  
All in favor (Ayes)  
Meeting Adjourned at 7:56pm

Respectfully Submitted,  
Stephine Capaccio  
Board Secretary  
SC