

June 21st 2018

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
June 21st 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
Bonnetti, David
DeAlmeida, Antonio
Raymond Roskowski
Petrosilli, John

Absent:

Corliss, Thomas
Higgins, Brian
Denning, Shawn

Professionals:

Debra Rumpf & Charlie Cunliffe (T & M Engineering)

MINUTES

The Chairman John Petrosilli asked for a motion to approve the regular minutes of the meeting on May 17th 2018 . Stanley Anderson made a motion to approve and Raymond Roskowski seconded the motion. Roll Call: (Ayes) Anderson, Roskowski, Bruno, DeAlmeida, Bonnetti, Petrosilli

BILLS

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

CORRESPONDENCE:

Chairman discussed the Pinelands Seminar open to the members.

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MATTERS OF THE BOARD:

Chairman discussed the mandatory storm water training video.

BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 04-18-BA Harry & Bonnie Elwell, 40 Bayview Dr, Waretown, NJ 08758, Block 239
Lot 36, Zone, R-BB, Lot depth, front & rear setback.

Chairman called the applicant to the stand. Harry & Bonnie Elwell were sworn in by the board attorney.

Robert Harrington (engineer) was also sworn in. He provided his professional back round.

Mr. Elwell explained that after superstorm sandy, their home had erosion issues and have dropped about 8 inches. They found that the cost to rehab the home to bring it to meet the current flood regulations were not cost effective, and it would be easier to build a new home.

Mr. Harrington went over the project details, and the hardships concerning the lot depth as there was no additional land to purchase. Mr. Harrington explained that since they were on a cul-de-sac, even though their home was in line with neighboring homes, due to the curve in the road it was 4 ft from the curb. He also explained the way the bulkhead was built, it was shifted about 7 inches inland.

Mr. Harrington discussed the grading and drainage, and confirmed water will be directed away from the adjoining properties.

Mr. Petrosilli confirmed that the entire home will be demolished. Applicants confirmed it will be, he was also concerned with the 4 yard front setback.

Mr. Harrington submitted a diagram (A-1) relocating the landing & stairs to the left side of the house, making the front setback 9 ft. They did not want to relocate the house back as it would impact the neighbor's views.

Discussion took place on relocating the home, engineer confirmed it would impact the neighbors view.

Board Attorney noted if the house was to be relocated in the back, application would need to be re-noticed.

Applicant noted they are still in the same footprint of the original home, and the home would be 9 feet in the front.

Board agreed relocating the steps to the left side is sufficient.

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Mr. Cunliffe with T & M Engineering went over their review letter in regards to this property.

Applicant confirmed the bottom level will be parking/storage only. No living space is permitted.

Applicant submitted a photo of the property. Marked A2, A3, and A4.

Engineer requested an as built survey at the end of construction if approved.

Applicant confirmed ground coverage will either be grass or stone and will not be impervious.

Chairman opened to the public

Tom Nizolzk stepped forward, he lives across the lagoon. Tom stated he is in full support of the application.

Jackie Slipp stepped forward, she also lives across the lagoon. She is in support of the project.

Closed to the public

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting July 19th 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:39 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC