

September 20th 2018

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
September 20th 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
Higgins, Brian
Petrosilli, John

Absent:

Corliss, Thomas
DeAlmeida, Antonio
Denning, Shawn
Raymond Roskowski

Professionals:

Jason Worth & Debra Rumpf

MINUTES

The Chairman John Petrosilli asked for a motion to approve the regular minutes of the meeting on July 19th 2018 . Brian Higgins made a motion to approve and Ron Bruno seconded the motion. Roll Call: (Ayes) Higgins, Bruno, Anderson, Bonnetti, Petrosilli

BILLS

No bills to be approved.

CORRESPONDENCE:

None .

MATTERS OF THE BOARD:

None

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BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket 05-18-BA, James Donnelley, 117 Marine Rd, Lot size, width, depth

Chairman called applicant to the stand. James Donnelley and his architect Daniel Wheaton were sworn in by the board attorney.

Daniel Wheaton gave a brief description of the project. He also noted there is no way to alleviate all the variances as it is a bullheaded lot. They are proposing to remove a non-conforming home and rebuild a more conforming home.

Jason Worth, board engineer discussed their review letter for the application, and confirmed it does not need any additional variances for height/stories.

Board discussion took place, James Donnelly confirmed he has not attempted to purchase land from adjoining property owners.

Mr. Wheaton confirmed that the new structure would meet all current setbacks. Shed is to be removed and all storage will be under the home if proposed.

Mr. Wheaton confirmed the grade will be raised no higher than 4. Grading will be sloped away from adjoining properties and drain to the front & back.

Photos of 117 were marked in as A1-A5. Mr. Donnelley gave a description of each photo.

Board discussion took place, no additional impervious coverage is proposed. Patio will be under the deck, which is already calculated in the coverage.

Chairman expressed his concerns for not having more photos of the property.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Chairman asked for a motion on the application. Ron Bruno made a motion to approved and Brian Higgins seconded the motion. Roll Call (ayes) Bruno, Higgins, Anderson, Bonnetti, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

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MATTERS OF THE BOARD:

Board discussed possible changes for the application checklist. Application will be updated and voted on next meeting.

Next Regular Meeting October 18th, 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:36 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary