

November 15<sup>th</sup> 2018

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**November 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  
Bonnetti, David  
Higgins, Brian  
Petrosilli, John  
Corliss, Thomas  
DeAlmeida, Antonio  
Denning, Shawn  
Raymond Roskowski

Absent:

**Professionals:**

Jason Worth & Debra Rumpf

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the regular minutes of the meeting on October 18<sup>th</sup> 2018 . Brian Higgins made a motion to approve and Ron Bruno seconded the motion. Roll Call: (Ayes) Higgins, Bruno, Anderson, Corliss, DeAlmeida, Denning, BoneettiPetrosilli

**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 06-18-BA, Dream Homes LLC, 71 Sheridan St,**

Chairman called applicants to the stand. York Harvey introduced himself as the attorney for the applicant.

Mr. York explained that the home had received a substantial damage determination and is required to raise/rebuild the home to FEMA standards. Mr. York explained his client wishes to raise the home and shift it.

Mr. York explained that the proposed placement will alleviate some of the existing variances.

Vincent Simonelli was sworn in. He is the president of Dream Homes LLC. Mr. Simonelli gave a brief description of the property and its existing conditions.

Photos of the property were marked in as A-1 with 4 photos on 1 page.

Mr. York gave a brief description of the FEMA rules regarding the substantial damage repairs/rebuilds & flood insurance.

Mr. Simonelli confirmed he purchased the home knowing a substantial damage letter was issued and was aware the home needed to be brought into compliance prior to purchase.

Mr. York went over the existing variances and explained how relocating the home removed 2 of the variances.

Applicant confirmed that the new location will not impede any neighboring views, and will significantly improve the neighborhood.

Applicant confirmed any deck railing will be clear as to not block any views.

Board discussion took place on the raising of the home to 9 ft, to allow for a garage and storage under the home.

Applicant confirmed he personally will not be occupying the home, he also stated it would be most cost effective to raise the existing home rather than rebuild.

Applicant confirmed the deck will not be enclosed, and no living space will be added.

Jason Worth – Board Engineer went over his review letter for the applicant. Most topics were touched on by Mr. York.

Applicant explained the need for the deck as outdoor living space.

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Discussion took place on making the deck smaller, the deck size would not cause any additional variances than what is already being proposed. Applicant also noted the equipment platforms were relocated to lessen the impact on the front yard setback.

Board Engineer noted grading plan provided does not appear have a substantial impact on neighboring properties. Roof liters are to be directed away from adjoining properties.

Discussion took place on the relocation of the home in comparison to the neighboring homes. It was confirmed the home is conforming.

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

Robert Volker of Michigan Ave stepped forward to inquire on the type of piling system was planned. Applicant confirmed they will meet the codes required by the building department.

Mr. Engle of Oregon Ave stepped forward to inquire on the setback on the side of the house facing Oregon Ave. Applicant confirmed no variances were needed for that side of the property. Mr. Engle also claimed work was Done, inside the home after Sandy. Applicants professionals explained that regardless of the work done, a Substantial damage letter was issued and the property needs to be brought into compliance. It was also noted Mr. Engle's property is 2 lots down from the property is question.

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

Chairman asked for a motion on the application. Antonio DeAlmeida made a motion to approve, provided the decks will not be enclosed, and Ron Bruno seconded the motion. DeAlmeida, Bruno, Anderson, Corliss, Higgins, Roskowski, Petrosilli

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

Seeing none.

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

**MATTERS OF THE BOARD:**

Chairman wished the board a happy Thanksgiving.

Next Regular Meeting December 20<sup>th</sup>, 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:40 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary