

December 20th 2018

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
December 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
Bonnetti, David
Higgins, Brian
Petrosilli, John
Corliss, Thomas
DeAlmeida, Antonio
Denning, Shawn Arrived (at 7:05pm)
Raymond Roskowski

Absent:

Bruno

Professionals:

Jason Worth & Debra Rumpf

MINUTES

The Chairman John Petrosilli asked for a motion to approve the regular minutes of the meeting on November 15th 2018 . Brian Higgins made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes) Higgins, DeAlmeida, Corliss, Denning, Bonnetti, Petrosilli, Anderson (no)

BILLS

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

CORRESPONDENCE:

None .

MATTERS OF THE BOARD:

None

December 20th 2018

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution # 06-18-BA, Dream Homes & Development, 71 Sheridan Ave, Block 198 Lot , Front & rear yard setback

Chairman asked for a motion to approve the resolution. Brian Higgins made a motion, and Stan Anderson seconded the motion. Roll Call (ayes) Higgins, Anderson, Corliss, DeAlmeida, Roskowski, and Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 07-18-BA, Donald Golden, 59 Jefferson St, Block 207 Lot 8, Front & rear yard setbacks

Chairman called applicant to the stand. Donald Golden was sworn in by the board attorney.

Mr. Golden gave a brief description of the proposed project, he wished to expand both the front & rear yard decks.

Donald Smith will be the contractor for the project. He was sworn in by the board attorney, and gave his Professional back round.

Jason Worth/Board Engineer went over their report issued November 27th 2018.

Board Engineer noted the lot is undersized and there are several pre- existing variances on the property. Applicant is required to obtain both a front & rear yard setback.

Mr. Golden explained that he wishes to give the property more curb appeal and make it more conforming with other homes in the area. He explained the bump out will make the inside of the home more practical. He also noted many to if not all of the lots in that area are smaller than the requirements for that area.

Applicant confirmed he is added on to the existing deck, and below the decks will be sand, there will be no Additional impervious coverage other than proposed.

Mr. Golden submitted photos to the board of his property. They were marked in A-1 through A-9.

Board Engineer noted any approvals here were for zoning only.

Chairman asked what the hardships would be. Applicant confirmed his lot was undersized as were many of the properties in that area.

Chairman inquired about the existing shed, at this time it is considered pre-existing, and a variance is not needed at this time. If the applicant proposed to relocate or install a new shed a variance would be needed. Applicant confirmed he is not touching the shed.

Board discussed the decking. Per Mr. Golden, decking will be trex and have fiberglass railing. There will be 2 set of steps coming off the front deck. One will exit to the side, and one towards Jefferson.

December 20th 2018

Mr. Denning inquired on whether or not a variance would be needed to replace the existing steps in the exact location. Board Engineer confirmed it would not. Mr. Denning expressed concern in approving front yard setbacks on non-conforming properties. He also did not feel a hardship was demonstrated.

Mr. Anderson noted the zoning change caused the lot to be undersized.

Chairman opened the application to the public.

OPEN TO THE PUBLIC

Janice Dryburgh of 77 Clearwater was sworn in by the board attorney. She felt that the applicant has done nothing but improve the appearance of the property, and feels if approved it would improve the value of the home & neighborhood. She has no objections.

CLOSED TO THE PUBLIC

Chairman asked for a motion on the application. Stan Anderson made a motion to approved and Brian Higgins seconded the motion. Roll Call (Ayes) Anderson, Higgins, Corliss, DeAlmeida, Roskowski, Petrosilli (no)Denning

Application has been approved.

Docket # 08-18-BA, Lisa Caulfied, 8 Point Rd, Block 239 Lot 69, Lot size, width, depth, side & combined yard setback

Applicant was called to the stand. Lisa Caulfied was sworn in by the board attorney. Michael Hockenbury was also sworn in as her Engineer.

Mr. Hockenbury went over his presentation for the project. The site plan was previously submitted to the board. Architectural drawings A1- & A2 where marked in. Ariel photos were also submitted and marked in as A-3

Mr. Hockenbury stated they were not forced to raise the home at this time, but wished to bring it into compliance with the current FEMA regulations.

Chairman acknowledged the pergola and questioned the placement. Mr. Hockenbury stated it was to provide shade on the paver patio below.

Applicant revised the plans to bring the ac compressor into compliance and will not need a variance House will be raised in its existing place as even relocating the home will still require variances.

Mr. Hockenbury questioned their proposed landing as it was within the 10 ft setback. Board Engineer confirmed a 5 ft setback for a landing is compliant and a variance was not needed for it.

Board Engineer went over their review letter dated October 11th 2018.

Applicant confirmed this will be a primary home for herself, and will remain a 1 story home on pilings. The ground level will be storage only, not living space. Applicant is proposing to leave about 25% of the ground level as open space.

December 20th 2018

Board Engineer asked the applicant to elaborate on the hardships. Mr. Hockenbury stated the lot is undersized and is an irregular shape.

Chairman inquired on whether or not the applicant has tried to buy property to lessen any variances. Applicant confirmed they did not attempt to purchase adjoining property.

Applicant does not feel the project will negatively affect surrounding areas as most homes in the area are raised.

Applicant confirmed the deck will be fiberglass and the railings see through.

Discussion took place on grading. Applicant will submit a grading plan be submitted for review & approval by the Board Engineer.

Mr. Hockenbury went over the packet of photo's marked in earlier.

Mr. Higgins inquired on the location of the pergola on the deck. Applicant confirmed the pergola will NOT be on the decks. The pavers will stop at the deck and not exceed. He also question the placement of the steps. Applicant stated they did not want the steps going towards the back as it would block the neighbors view.

Mr. Denning inquired on the .7 ft setback variance for the pergola. He asked why the pergola could not be cut down to meet the setback. Applicant stated they like the way it looks as is. He expressed concern on approving a setback variance for something as minor as a pergola.

Chairman opened the application to the public

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

John Caulfied stepped forward and was sworn in by the Board Attorney. He stated they did attempt to purchase land, but there were issues with liens/taxes and another neighbor was already attempting to obtain the property.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Chairman asked for a motion on the application. Brian Higgins, made a motion to approve, and Stan Anderson seconded the motion. (ayes) Higgins, Anderson, DeAlmeida, Denning, Roskowski, Petrosilli

Application has been approved.

Docket # 09-18-BA, Michael Kaveney, 159 Main St, Block 130, Lot 8.01, Lot size, width, & front yard setback

Applicant Michael Kaveney was called to the stand and sworn in by the board attorney.

Applicant gave a brief description of his project. He wishes to extend the home to improve the function ability of the home and add a detached garage. Applicant explained there is a dirt road that runs through his property, causing him to have 2 front yard increasing the setbacks on his property.

Board Engineer went over their review letter dates October 29th 2018.

December 20th 2018

Board Engineer inquired on whether block 8.02 was included. Applicant stated it was subdivided at one time and 8.02 did come with 8.01 when it was purchased. Board Engineer noted by law is the same person owns the lots, they will be combined to alleviate variances. Once combines the lot size variance would be eliminated, but setbacks variances are still needed.

Mr. Denning inquired on why the garage wasn't moved closer to the home. Applicant stated at the time the plans were done, he was under the impression they lots were 2 separate lots and he was not sure if he owned 8.02.

Mr. Higgins inquired in whether or not he planned to consolidate the lots. Applicant stated he wished to keep it separate. Mr. Higgins stated the property is very wet and he doesn't feel the garage can be built on it and the application should be heard as is.

Discussion took place on the dirt road (Letts Lane). Mr. Higgins reminded the applicant he can access his property through the dirt road as it was triggering a variance for being a corner lot.

Applicant provided testimony on the neighborhood. He wishes to keep the historic look of the structure.

Applicant stated tree clearing would be kept to a minimum maybe one or two trees.

Chairman opened to the public

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Chairman asked for a motion on the application. Brian Higgins made a motion to approve
And Stan Anderson seconded the motion. (ayes)Higgins, Anderson, Corliss, DeAlmeida, Denning, Roskowski, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

MATTERS OF THE BOARD:

Debra Rumpf & Jason Worth thanked the board for their service and wished everyone a safe & happy holiday.
Chairman gave a briefing on other approved projects in town.

Next Regular Meeting January 17th 2019

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:40 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary