

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
February 21st 2019
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:

Corliss, Thomas
Dawes, Ralph
Petrosilli, John
Raymond Roskowski
Kelly Zuzic

Absent:

Bonnetti
Bruno
Calavano
Higgins, Brian

Professionals:

Debra Rumpf & Jason Worth

Ralph Dawes was sworn in by the Board Attorney

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Re-Org minutes of the meeting on January 17th 2019. Kelly Zuzic made a motion seconded by Thomas Corliss. Roll Call: (Ayes) Zuzic, Corliss, Roskowski, Petrosilli

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on January 17th 2019. Raymond Roskowski made a motion seconded by Thomas Corliss. Roll Call: (Ayes) Roskowski, Corliss, Zuzic, Petrosilli

BILLS

The Chairman John Petrosilli asked for a motion to approve the bills. Raymond Roskowski made a motion seconded by Kelly Zuzic Roll Call: (Ayes) Roskowski, Zuzic, Corliss, Dawes, Petrosilli

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

None

OLD BUSINESS:

No old business

NEW BUSINESS:

Docket 01-19-BA, Del Corp, 102 Atlantic Ave, Block 215 Lot 3, Zone R-BH,
Lot Width & front yard setback

The following were marked in:

A1- plot plan

A2 & A3 by sell letters

A4 Tax map & photographs

Christopher Supsie of Stein & Supsie is representing the applicant along with Robert Harrington of East Coast Engineering. Mr. Harrington was sworn in by the board attorney.

Mr. Harrington gave a brief description of the property & proposed project. They are proposing to build a raised 2 story home. He noted the existing home is also non-conforming and the new proposed home will be more conforming with the currently zoning regulations. One of the variances requested is for 7 square ft. of stairs that are encroaching into the setback. The applicant was unable to buy/sell property to alleviate the lot width condition.

Discussion took place on the placement of the stairs to alleviate the variance. The applicant does not wish to move the home back due to the wetlands in the rear of the property, and to maximize the rear yard.

Discussion took place on the elevation. Applicant said they would fill in the property, a swale would be created to drain the water to the rear of the property.

Discussion took place on the placement of the stairs. They would be unable to offset the steps to run along the house as it would be blocking the access to the driveway and parking under the home.

Board Engineer advised the board the schedule B has an allowance for a 5ft encroachment. The schedule also allows a 40 ft encroachment. The total encroachment is 7 square feet of the steps.

Mr. Harrington stated if approved the project would not affect the air, or light quality for the neighbors. Deck railings would remain open. Roof liters would be directed into the swales and to the rear of the property.

Discussion took place on the setback. It was clarified that there is a combined 15 ft setback in that area. The shed in the back will be removed.

Discussion took place on the wetlands line on the property. At the present time there is no official determination on file. If approved the board is requiring a wetlands determination to show the new structure will not encroach. If approved building permits should not be issued until the determination is received since it is a condition of approval if granted.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

The Chairman John Petrosilli asked for a motion on the application. Raymond Roskowski made a motion to approve seconded by Ralph Dawes. Roll Call: (Ayes) Roskowski, Dawes, Roskowski, Zuzic, Petrosilli

Docket 02-18-BA, Carol Stone, 15 Cutlass Way, Block 153 lot 8, Zone R-SC,
Rear, yard setback

Christopher Supsie of Stein & Supsie is representing the applicant along with Robert Harrington of East Coast Engineering. Mr. Harrington was sworn in by the board attorney. Carol Stone (applicant) was also sworn in.

Mr. Supsie gave a brief description of the project. He stated once the pilings were put in a foundation location was order and at that time, it was discovered that there was an error in the mark out and the home was pushed appx 22 inches back causing the rear deck to encroach in the setback.

A1 is a photo of the lagoon was marked in.

The deck is and will remain open if approved as not to interfere with any views of the bay.

Discussion took places as to the timeline of when the foundation location survey was submitted. It was determined that the work should have stopped until the foundation location was approved. It was not, and the contractor proceeded with the work on the residence at his own risk, knowing a variance would have to be applied for.

Discussion took place on re-locating the home and moving it up 2 feet to be into compliance. That was not an option for the applicant as the pilings would have to be relocated as well, and the house was just about finished with construction. The deck, if cut back 2 feet would also be a major project as they are made of fiberglass, and would significantly interfere with the use of the deck. There is also an elevator shaft under the home that according to Mr. Supsie is impossible to cut and relocate.

Board engineer inquired on the railings, and noted one side of the deck did not appear to be open, Mr. Supsie confirmed that it will be changed to meet township requirements and any walls shown will be removed. Stairs on the back deck will not interfere with any setbacks.

Discussion took place on grading, grading will be done according to the 7.0 that was approved. 8.0 shown was an error.

Board Attorney asked the applicant to clarify what the hardship was. Mr. Supsie stated the hardship is the applicant would have to change the structure of the home.

OPEN TO THE PUBLIC

Seeing none

OPEN TO THE PUBLIC

The Chairman John Petrosilli asked for a motion on the application. Robert Corliss made a motion to approve seconded by Raymond Roskowski Roll Call: (Ayes) Corliss , Roskowski, Dawes, Zuzic, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting March 21st 2019

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:08pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC