

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
March 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:

Bruno, Ron
Calavano, Anthony
Corliss, Thomas
Dawes, Ralph
Higgins, Brian
Petrosilli, John
Raymond Roskowski

Absent:

Bonnetti, David
Zuzic, Kelly

Professionals:

Debra Rumpf & Jason Worth

MINUTES

The Chairman John Petrosilli asked for a motion to approve the minutes of the meeting on February 21st 2019
Ralph Dawes made a motion seconded by Thomas Corliss. Roll Call: (Ayes) Dawes, Corliss, Roskowski, Petrosilli

BILLS

The Chairman John Petrosilli asked for a motion to approve the bills. Ray Roskowski made a motion seconded by Thomas Corliss Roll Call: (Ayes) Roskowski, Corliss, Bruno, Dawes, Higgins, Calavano, Petrosilli

CORRESPONDENCES

Chairman acknowledged the NJ Planner Jan/Feb

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution 2019-6-BA, Del Corp Holdings, 102 Atlantic Ave, Block 215, Lot 3 Docket # 01-19-BA, Lot width front yard setback

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

Resolution 2019-2-BA, Carol Stone, 15 Cutlass Way, Block 153 lot 8, Docket # 02-19-BA, rear yard setback
The Chairman John Petrosilli asked for a motion on the resolution. Ralph Dawes made a motion to approve seconded by Thomas Corliss. Roll Call: (Ayes) Dawes, Corliss, Roskowski, Petrosilli

OLD BUSINESS:

Docket # 10-18-BA, 29 Nautilus Rd, Block 96 Lot 37, Richard Krajunas,
Appeal the decision of the Administrating Officer, (Appeal a Substantial Damage Determination)

Applicant has retained Christopher Reid, they are request an adjournment to be heard in April.

Chairman asked for a motion to carry the application. Brian Higgins made a motion, seconded by Ray Roskowski. Roll call (ayes) Higgins, Roskowski, Bruno, Corliss, Dawes, Calavano, Petrosilli.

NEW BUSINESS:

Docket # 04-19-BA, 1 Shore Dr, Block 105 Lot 5, Susan Akroyd, Front & rear yard setback. Lot depth

Chairman called the applicant to the stand. The applicant was not available, her attorney Marie Ann Stork will be representing her.

Mrs. Stork gave a brief history of the applicant's family history within the Township, and her health issues that prevent her from walking up the stairs. Mrs. Stork provided a doctor's note, board determined it was not relevant and it was not added to the file.

Robert Harrington with East Coast Engineering was sworn in to provide testimony on the project.

Mr. Harrington gave the board a description of the project. They are proposing to add a 6x6 elevator shaft that leads to the second story deck. They are also proposing a slight extension of the deck to connect to the shaft. Extension of the deck will not protrude further than the existing deck.

Specs of the shaft were passed out to the board and marked in as A-1 (packet of 3 pages)

Mr. Petrosilli inquired on where the elevator doors would be. Mr. Harrington stated the shaft would be between the windows on the rear floor. The elevator shaft if placed in front of bottom door would not affect egress.

Mr. Dawes inquired on the deck extension, per Mr. Harrington the extension would be minimal to bring the shaft close to the door. Mr. Dawes also inquired on whether or not the deck was wide enough to accommodate a wheelchair. Mr. Harrington confirmed it was not.

Board clarified they could not force the applicant to make the deck handicap accessible.

Jason Worth inquired on whether the application would create a walkway along the house to access the elevator. Jason confirmed they were not in danger of going over their impervious coverage, and a zoning permit would be required at that time.

Mr. Harrington stated the applicant will enter the elevator through the enclosed bottom area of the home.

Mr. Harrington confirmed that the elevator shaft will not exceed past the existing deck, and will not cause any more of a variance issue than the preexisting deck.

Mr. Harrington does not feel the shaft will block any neighbor views of the water.

Board request a condition be made that the elevator shaft match the siding and color of the existing home.

Mr. Harrington confirmed all motors will be internal and out of the flood zone.

Mr. Harrington stated there was no other place to put the shaft where it would not cause a variance issue.

Mr. Worth confirmed the decks will not be changed or replaced except for the extension to the shaft. Mr. Harrington stated this was correct.

OPEN TO THE PUBLIC

Joan Latacv of 89 Tiller was sworn in. She was in favor of the application.

Ray Peterson of Tiller Dr. He stated he was also in favor of the application.

CLOSED TO THE PUBLIC

The Chairman John Petrosilli asked for a motion on the application. Brian Higgins made a motion to approve seconded by Ralph Dawes. Roll Call: (Ayes) Higgins, Dawes, Bruno, Corliss, Calavano, Roskowski, Petrosilli

OPEN TO THE PUBLIC

Seeing none

OPEN TO THE PUBLIC

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting April 18th 2019
Motion to Adjourn
All in favor (Ayes)
Meeting Adjourned at 7:39pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC