

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
May 16<sup>th</sup> 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  
Bonnetti, David  
Calavano, Anthony  
Corliss, Thomas  
Dawes, Ralph  
Higgins, Brian  
Petrosilli, John  
Raymond Roskowski  
Zuzic, Kelly

Absent:

Dawes, Ralph

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the minutes of the meeting on April 18<sup>th</sup> 2019  
Brian Higgins made a motion seconded by Zuzi. Roll Call: (Ayes) Higgins, Zuzic, Bruno, Corliss Roskowski, Petrosilli

**BILLS**

The Chairman John Petrosilli asked for a motion to approve the bills. Ron Bruno made a motion seconded by Brian Higgins. Roll Call: (Ayes) Bruno, Higgins, Bonnetti, Corliss, Roskowski, Zuzic, Petrosilli

**CORRESPONDENCES**

None

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

Resolution 2019-7-BA, Docket # 10-10-BA, 29 Nautilus Rd, Block 96 Lot 37, Richard Krajunus, Substantial Damage determination.

The Chairman John Petrosilli asked for a motion to approve the resolution Kelly Zuzic made a motion seconded by Brian Higgins. Roll Call: (Ayes) Zuzic, Higgins, Bruno , Corliss, Roskowski, Petrosilli

Resolution 2019-8-BA, Docket # 03-19BA, 48 Main St, Block 221.02 Lot 5.01, Crest Construction, Use, lot area, width, depth, coverage, front, rear & side setback

The Chairman John Petrosilli asked for a motion to approve the resolution Ron Bruno made a motion seconded by Thomas Corliss. Roll Call: (Ayes) Bruno, Corliss, Higgins, Roskowski, Zuzic, Petrosilli

Resolution 2019-9-BA, Docket # 05-19-BA, 40 Bay Parkway, Block 76 Lot 22, Robert Lange, Front & rearyard setback. Lot dept.

The Chairman John Petrosilli asked for a motion to approve the resolution Brian Higgins made a motion Seconded by Thomas Corliss. Roll Call: (Ayes) Higgins, Corliss, Bruno, Roskowski, Zuzic Petrosilli

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 06-19-BA, 151A Wells Mills Rd , Block 52.01 lot 14, Michelle Dress -Lot area, lot depth, lot width, front, rear, & side yard setback, combined yard Setback, lot coverage, impervious coverage

Chairman called the applicant to the stand, Michelle Dress was sworn in by the board attorney.

Mrs. Dress gave a brief description of the proposed project. She is hoping to build a single family dwelling on the property.

Jason Worth went over their review letter dated April 16<sup>th</sup> 2019.

Mr. Worth inquired about the use of the property. Mrs. Dress said they intended to build a SFD to resell, it will not be their primary residence.

Mrs. Dress stated she had sent buy/sell letter to the adjourning neighbors but did not receive a response. She stated copies were included in the packets. Board secretary confirmed she did not receive the letters, only copies of the certified slips. Mrs. Dress did not have copies of the letters, board allowed her testimony at the time providing the letters were sent in for the packet.

**\*\*NOTE:** Letters were received on 5/17/19 and added to the packet\*\*

Mr. Worth had concerns on the 10 ft access easement for lot 15. Mrs. Dress had proposed to make the easement a total of 20 ft wide to include the driveway and access for emergency vehicles. She stated her father Robert Lange owns the property in the front, and can provide testimony.

Mr. Worth also had a question on access to lot 13, Mrs. Dress stated she had no desire to access lot 13.

Mrs. Dress stated her father cannot sell any of his property as that would make that lot non-conforming.

Mr. Worth stated access should be given to the back lot of 13 in the form of an easement. Mrs. Dress did not have an issue with that.

Mrs. Dress sis not feel her project would cause any issue with light, air, or open space.

Lot is proposed to be graded to maintain the existing drainage flow. Mrs. Dress was not aware of any current draining issues.

Mr. Worth stated if approved, the 10 ft driveway easement should be widened to 20 ft, as well as maintaining access to lot 13 in the form of an easement. All easements need to be recorded. Mr. Worth also noted the easement needs to be cleared 13 ft high to provide access for emergency vehicles.

Mrs. Dress confirmed she is planning to build a home on the lot and sell it.

Board inquired on the former home. Michelle dress stated it was burned down, but did not know when. No remnants of the house remain. Mrs. Dress stated the utility hookups are already there from the prior home.

Mrs. Zuzic questioned the number of approvals needed. Mr. Worth explained that when zoning changes, most of the existing lots meet the new changes, but some may not.

Open to the public  
Seeing none  
Closed to the public.

Chairman asked for a motion on the application. Thomas Corliss made a motion to approve, seconded by Raymond Roskowski. Roll Call (ayes) Corliss, Roskowski, Bonnetti, Bruno, Higgins, Zuzic, Petrosilli

Application was approved with the conditions- Provide buy/sell letters, widen driveway/easement to 20 ft and record it, maintain access/easement to lot 13, and provide adequate drainage.

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

Seeing none

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

**MATTERS OF THE BOARD:**

Mrs. Rumpf discussed the new laws regarding cell towers, and advised the board it was to the governing body to determine the zoning requiring them.

Mrs. Rumpf discussed having a workshop for the board regarding conflicts of interest and other issues the board may be dealing with.

Next Regular Meeting June 20<sup>th</sup> 2019

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:40

Respectfully Submitted,  
Stephine Capaccio  
Board Secretary  
SC