

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
Oct 17th 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

No minutes were approved

BILLS

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

CORRESPONDENCES

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution 2019-11-BA, Docket # 08-19-BA Gregory Sable Block 179 Lot 7 116 Dollmore Ave,
Rear yardsetback

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

Resolution 2019-12-BA Docket 11-19-BA Anthony & Constance Mecuro B 71 L 11 9 Walnut Lot size, width
The Chairman John Petrosilli asked for a motion to approve the resolution Thomas Corliss made a motion

seconded Ron Bruno Roll Call: (Ayes) Corliss, Bruno, Bonnetti, Roskowski, Zuzic, Calavano, Petrosilli

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 07-19-BA 105 Sixth St Block 261 Lot 3 Lynn Hopkins, Side yard setback

Chairman called the applicant to the stand. Lynn Hopkins was sworn in. John Rizzo was sworn in as her
Attorney. Applicant gave a description of the carport that was installed.

Chairman asked the applicant is a building permit was applied for, Mr. Rizzo confirmed that a permit was not
applied for.

Board Attorney confirmed that regardless of whether or not they applied for a building permit, the case should
still be heard for zoning standpoint.

Mr. Rizzo advised the board he is actually the applicant's fiancé, and he had built the carport himself. He was
advised legally, he cannot perform repairs on another person's properly.

Chairman had questions on whether or not the building department can do an inspection on the carport.
Secretary/TA to the construction office clarified they cannot do any inspections unless a permit is issued. In the
case of an already built structure, if approved they would need to obtain a certification from an engineer to
approve the structural integrity of the structure.

Mr. Rizzo advised they replaced the carport because the prior carport was in disrepair.

Mr. Rizzo does not believe the new structure does not create a deterrent to the public and improves the
neighborhood.

Board Engineer noted the applicant is requesting a 2.5 yard setback where 5 feet is required.

Mr. Rizzo provided a photo of the carport, marked in as A-1.

Mr. Rizzo does not feel the carport does not block the neighbors view, and stated the neighbors helped with the
construction.

Board Engineer also noted that the carport was widened from the initial structure, Mr. Rizzo confirmed it was do to the placement of the columns, the car doors would hit them as they opened.

Chairman was concerned that any setback approval stays with the property and in the future and could potentially be turned into living space.

Board Attorney inquired on what the actual hardship was in this application. Mr. Rizzo stated the inconvenience would be the car doors hitting the post when opened, causing them to widen the carport.

Board Engineer noted his report was dated May 29th and went over the report.

Mr. Rizzo again stated he did not feel the structure affected his neighbor's air, light, or open space.

Brian Higgins inquired on if they moved it 2.5 ft would they meet the requirements – Board Engineer confirmed they still would not meet the combined yard setback. He also confirmed the pre-existing non-conforming

Open to the public
Seeing none
Closed to the public.

Chairman asked for a motion on the application. Brian Higgins made a motion to deny, Ron Bruno seconded the motion. Roll Call: (ayes) Higgins, Bruno, Roskowski, Zuzic, Petrosilli
(no) Bonnetti, Corliss

Application is denied.

Docket # 10-19-BA 28 Main St Block 221.01 Lot1, Thomas Kohler, Lot size, frontage, rear & front yard setback.

Chairman called the applicant to the stand. Thomas Kohler was sworn in by the board attorney. Frank Bear was the applicant Engineer and also sworn in.

Mr. Bear gave a brief description of the project. The applicant is proposing to remove the shed and install a garage in the rear of the property for storage.

Board Engineer went over their review letter dated September 5th 2019.

Mr. Bear went over the plans for the garage and confirmed the height of the structure will meet the ordinance. He also noted many other properties in the area have similar sized garages.

Chairman confirmed the size of the garage is 1700 sq ft. He inquired on whether or not there is a cap on the size of the structure in relation to the principal structure. Board Engineer confirmed there is not.

Applicant clarified that the size of the garage is needed to store his personae boat and maintenance equipment for the property, and will not be used for commercial purposes.

Mr. Bear explained that prior to the zone change, this area would have been compliant, but the zoning change in 2016 caused this property to be non-compliant. He also noted they would like to set it back closer to the rear due to the size of the structure.

Board Engineer confirmed both adjacent properties are vacant, therefore there is no impact to air, light, or open space. Applicant also confirmed there will be no living space in the structure.

Board Engineer noted any approvals were for zoning only.

Mrs. Zuzic inquired on the material that the garage was. Mr. Bear confirmed it was metal, but the color will match the home.

Mr. Higgins inquired on whether or not this would become the applicant primary home, applicant confirmed it will be.

Mr. Bonnetti inquired on what is next to the property, applicant confirmed it is a wooded area.

Mr. Bruno inquired on the commercial use, it was confirmed it will be a condition that it not be used as commercial.

Open to the public
Seeing in none
Closed to the public.

Chairman asked for a motion on the application. Brian Higgins made a motion, seconded by Kelly Zuzic. Roll call (ayes) Higgins, Zuzic, Bonnetti, Bruno, Corliss, Roskowski, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting November 21st 2019

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned 7:50pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC