

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**2-20-20**  
**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  
Petrosilli, John  
Raymond Roskowski  
Zuzic, Kelly  
Lepley, Scott

Absent:

Scott Lepley was sworn in as a new board member by the board attorney.

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

Minutes of the 1-16-20 Re-Org meeting

Chairman asked for a motion to approve the minutes. Dave Bonnetti made a motion, seconded by Anthony Calavano

Roll Call (ayes)

Bonnetti Calavano Bruno Corliss Roskowski Petrosilli

Minutes of the 1-16-20 Regular meeting

Chairman asked for a motion to approve the minutes. Ron Bruno made a motion, seconded by Anthony Calavano

Roll Call (ayes)

Bruno Calavano Bonnetti Corliss Roskowski Petrosilli

**BILLS**

The Chairman John Petrosilli asked for a motion to approve the bills. Dave Bonnetti made a motion seconded by Anthony Calavano Roll Call: (Ayes) Bonnetti Calavano Bruno Corliss Dawes Petrosilli

**CORRESPONDENCES**

None

**BOARD COMMENTS:**

Training was being set up for March 2020 for new members.

2019 Annual Report was accepted as is.

**RESOLUTIONS:**

None

**OLD BUSINESS:**

Docket # 09-19-BA, 10 Westcott Ave, B 221.01 L 11.05, William & Melinda Healy, Tree removal

Chairman called the applicant to the stand. William & Melinda Healy were sworn in by the board attorney.

Jason Worth explained the schedule B ordinance that applied to the violation this property received. He gave clarification for the reason the violation was issued as vegetation was to remain in certain parts of the property.

Chairman suggested the applicant replant the vegetation for half of the setback for the property (appx 75 feet of the 150 ft setback)

Mr. Healy explained that they wished to use the property as R-1. He explained they do not have wetlands on the property, and his purpose was to address the clearing and obtain approval to have it legally cleared.

Jason Worth explained the board would like to see a landscaping plan, he also explained they cannot allow them to rezone the property, he would have to file appropriate variance if they wanted to proceed with work.

Applicant was unhappy with the zoning for the property, he was advised to contact the committee.

Applicant inquired on whether they could run electric on the property.

Jason Worth explained that SFD were approved therefore any electric needed in respect to that would be permitted.

Mr. Healy expressed his distain with the board process and cost associated with the application.

Board discussed the vegetation, it was determined that the applicant would submit a plan to the engineer for approval.

Chairman noted any approval was for the clearing/vegetation only, no rezoning.

Chairman asked for a motion, Ralph Dawes made a motion seconded by Thomas Corliss  
Roll Call (ayes)  
Dawes Corliss Calvano Zuzic Roskowski

Approval was contingent on an approved landscaping plan from the board engineer.

Open to the public  
Seeing none  
Closed to the public

**NEW BUSINESS:**

Docket 08-18-BA, 8 Point Rd, B 269 L 69, Lisa Caufield, Side yard setback for Deck

Applicant was called to the stand.  
Lisa & John Caufield were sworn in by the board attorney.

Applicants gave a brief description of their application They wish to install a deck were a previous variance was approved for a pergola in the same space/dimensions.

A-1 a photo of the revised engineering plan was marked in for exhibit.

Jason Worth reviewed their engineering letter dated 1-7-20.

Applicant confirmed there were no changes besides converting the pergola to a deck. They do not believe it would cause a hardship to any of the adjoining properties.

Board had no further questions or comments.

Open to the public  
Seeing none  
Closed to the public

Chairman asked for a motion, Ray Roskowski made a motion seconded by Anthony Calavano  
Roll Call (ayes) Roskowski, Calavano, Bruno, Corliss, Petrosilli  
Abstain Bonnetti

Docket # 11-19-BA, 42 Beacon Dr, B 96 l 17, Robert & Linda Kraft, NSFD,  
lot size, lot depth, rear side/combined yard setback.

Applicant was called to the stand.

Gregory Houck Esg. appeared before the board to represent the applicant.

Mr. Houck gave a brief description of the proposed project, the applicant proposes to build a SFD.  
Robert Harrington professional planner and engineer also appeared to represent the applicant. He gave a brief description of the project and property details. He noted that some of the land in the back was lost due to erosion.

Robert Harrington went over the photos of the property that were provided with the application.

Discussion took place on the placement of the AC equipment, stairs, and landings.

Mr. Harrington noted all decks and stairs are conforming as the ordinance allows for an access encroachment of 40sq ft. The applicant cannot meet that, if they reduced it, it would not meet the building code.

Applicant does not believe the project will have any negative effect on air or light to the adjoining properties. They feel the homes are comparable to the other newly built homes in the area.

Jason Worth went over their review letter dated 11-21-2019

Applicant confirmed there will be no additional accessory structures, and the area below the decks will be gravel.

Jason inquired on the retaining walls and amount of fill that was proposed to be brought in.

Mr. Harrington noted they were proposing to raise the grade as the existing lot was exceptionally low. The retaining walls would direct the water runoff to the street and lagoon so it would not affect the neighboring properties.

Mrs. Zuzic inquired on the height of the wall; applicants engineer noted it was 2.5 ft and would be made of decorative masonry.

Open to the public

John Stout of 40 Beacon stepped forward. He did not think the lot was buildable.

He voiced his concerns of oil being dumped on the property and possible soil contaminant. Mr. Stout was advised the Board of Adjustment does not handle those matters, and he could direct those comments to the DEP. He also voiced concerns about the bulkhead replacement.

Closed to the public

Scott Lepley noted he cannot vote on the application as he prepared the plans, but noted the property owner may want to perform soil testing.

Chairman asked for a motion, made a motion seconded by

Roll Call (ayes)

Roskowski Bruno Bonnetti Calavano Corliss Dawes Petrosilli

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

Seeing none

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

Next Regular Meeting March 19<sup>th</sup> 2020

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned 8:26 pm

Respectfully Submitted,

Stephine Capaccio  
Board Secretary  
SC