

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
9-17-20

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
Ralph Dawes
Petrosilli, John
Raymond Roskowski
Lepley, Scott

Absent:

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion to approve the minutes of the July 16th, 2020 meeting. Anthony Calavano made a motion, seconded by David Bonnetti Calavano, Bonnetti, Corliss, Roskowski, Zuzic, Lepley, Petrosilli

BILLS

The Chairman John Petrosilli asked for a motion to approve the bills. Ralph Dawes made a motion to approve, seconded by Raymond Roskowski. Roll Call Dawes, Roskowski, Bonnetti, Calavano, Bruno, Corliss, Petrosilli

CORRESPONDENCES

None

BOARD COMMENTS:

None

RESOLUTIONS:

20-20-05 Docket 15-19-BA Jayson Wiesenberger, 706 Wells Mills Rd. Lot size & front yard setback

This application did not require a vote for the resolution, the board had exceeded the time allotment to make a decision and was automatically approved.

2020-06 Docket 02-17-BA Divine Interventions Site Plan extension

Chairman asked for motion for this resolution. Raymond Roskowski made a motion to approve, seconded by Ralph Dawes. Roll Call Roskowski, Dawes, Bonnetti, Calavano, Corliss, Bruno, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket 02-20-BA Pines Dev Association 557 Route 9 South B 41 lot 41.01
Appeal & Use Interpretation

Chairman called the applicant to the stand.

Joseph Caldeira, who is the property owner and Joseph Filoon of Timster Trucking were sworn in by the Board Attorney. They were represented by Robert C. Shea, Esq.

Mr. Shea gave a brief description of the application; they were seeking an interpretation of a zoning denial dated May 29th 2020.

Joseph Filoon gave a description of the business he is currently operation on the property. He states the business is mostly debris removal, and occasional construction related jobs, He stated that he also performs maintenance on the vehicles onsite as needed.

Jason Worth, Board Engineer went over their review letter dated, July 30th 2020.

Board discussion took place on the maintenance of the property, Joseph Calderia had confirmed he has received numerous violations for the condition of the property, they have attempted to clean it up multiple times, and while so progress is made the site is not properly maintained.

Jospeh Filoon stated he has also attempted to clean the property, but he was not the only tenant occupying the property and he could not keep up with the maintenance.

Joseph Caldeira explained that throughout the years he has had multiple tenants on the property, but Timbster was operating within the fenced in area.

Mr. Shea argued that the use of the property was similar to the garbage truck storage yard that was approved in 1981.

Board discussion took place on the uses of the approved resolution, and the current uses.

Board also discussed the fact that approval could not be granted for a portion of a block and lot. Jason Worth & Debra Rumpf were in agreeance that a use approval could not be granted for the fenced in portion of the property. It was discussed that a site plan would be needed to line out approvals on the property.

Board discussed the fact the tenant opened and continued to operate despite being denied a permit by the Zoning Official. Both applicants & board attorney stated it was not needed and a use may continue to operate under certain conditions, and the use did not have to be an exact match to a previous use.

Jason Worth explained that if the appeal was denied, the applicant's next step would be to go for a site plan approval.

Chairman asked for a motion on the application. Ron Bruno made a motion to deny the appeal. Raymond Roskowski seconded the motion. Roll Call Bruno, Roskowski, Bonnetti, Calavano, Corliss, Dawes, Roskowski, Petrosilli

Ralph Dawes noted his reasons for his vote, stating they could not place an approval on a particular area of a parcel, and a site plan is needed.

Open to the public
Seeing none
Closed to the public

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting October 15th, 2020

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned 8:33 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary