

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
March 18th 2021
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:

Calavano, Anthony
Cotroneo, Robert
Dawes, Ralph
Petrosilli, John

Absent:

Roskowski, Raymond
Corliss, Thomas
Bonetti David
Lepley, Scott
Canfield, John

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the 1-21-21 Reorg minutes; Ralph Dawes made a motion seconded by Anthony Calavano Roll Call(ayes) Dawes, Calavano, Cotroneo, Petrosilli

Chairman asked for a motion on the 1-21-21 Regular minutes; Robert Cotroneo made a motion seconded by John Petrosilli Roll Call(ayes) Cotroneo, Petrosilli

Chairman asked for a motion on the 2-18-21 Reorg minutes; Anthony Calavano made a motion seconded by John Petrosilli Roll Call(ayes) Calavano, Petrosilli

BILLS

Chairman asked for a motion to approve the bills. Ralph Dawes made a motion to approve seconded by Anthony Calavano. Roll Call: (Ayes) Dawes, Calavano, Cotroneo, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution 21-03-BA Docket # 01-21-BA Brett & Alicia Bakely 3 Walker Lane

B 54 L 22.04 Side yard setback for pool equipment.

Chairman asked for a motion, Anthony Calavano made a motion to approved, seconded by John Petrosilli .

Roll Call (ayes) Calavano, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 14-19-BA Travis Decker 15 Vessel Rd B 191 L 1 2nd

accessory

structure, side & rear yard setback

No quorum application carried to the April meeting.

Chairman asked for a motion to carry. Anthony Calavano made a motion to carry, seconded by Ralph Dawes.

Roll Call (ayes) Calavano, Dawes, Cotroneo

Docket # 02-21-BA John & Alisia Lane 11 Roberts Rd B 50.01 L 5

NSFD - Min lot size, width, depth, impervious coverage, lot coverage, front side

& combined setback, rear yard setback rear & side setback for accessory

structure, frontage on an unimproved road.

Applicant was called to the stand, they were represented by Gregory Houck Esq. & Jason Marciano of East Coast Engineering.

Mr. Marciano gave a brief description of the project. The applicant is proposing to build a NSFD. Mr. Marciano noted that the Township. Mr. Marciano described the lot was nestled in between other lots, with no road frontage. The surrounding lots are also owned by the applicant but cannot be developed as they are preserved. The total lots owned are 7 ½ acres. The existing setbacks would make the lot unbuildable as no structure would be able to meet the codes and compliance.

Meeting was stopped temporarily while board members reconnected. (internet issues)

Mr. Marciano noted that the Township had had forced the applicant to connect to the water/sewer treating all the lots as if they were combined to meet the water/sewer ordinance, but zoning deemed it not in compliance as

they were separate lots. It was noted that even through the applicant owned the surrounding lots, they had deed restricting on them, making them unbuildable if combined.

Mr. Marciano noted the new structure would be safer as it would meet today's code, be fire resistant, and connected to the city water/sewer. There would be 1 home on 7 /12 acres, and there would be no negative impact to light/air. The proposed structure would be a similar size to the demolished structure and would have no impact to the surrounding property with the tree farms. The natural resources (farmland) would remain. No wooded areas would have to be cleared.

Mr. Marciano noted the proposed home is a one level, 4 bedroom, 2100 sq ft home. It is not a mansion and is well suited for the area.

Discussion took place on the types of variances required. The front of the property is on Roberts road, which only separates the lot from the tree farm property. The back and sides of the property are surrounded by deed restricted land, again having no impact to surrounding lots or neighbors. Mr. Marciano also noted that the proposed home would meet the requirements in any of the other residential zones in town and would not require a variance.

Mr. Marciano feels this home would comply with the town's master plan, to enhance residential homes and bring properties into compliance with the water sewer connection ordinance.

Discussion took place on garbage removal and emergency access. There is a gate on the end of Roberts/Pond Road that the applicant would leave the trash near. The garbage truck already goes down Pond Rd and would not have any impact. Roberts Road is unimproved, but is in good condition, made of crushed stone. Emergency vehicles would not have any issues entering the home from that road if needed.

Discussion took place on grading and drainage, drainage would go away from the home, to the surrounding areas.

Board wanted clarification on the deed restricted lots, Board Attorney confirmed that the surrounding lots could not be combined, if they were lot 5 would be absorbed and would be deed restricted.

Discussion took place on the access gate. The gate is on the eastern side of the property. There was some discussion on whether Roberts Road is an easement or a right of way. Maps are showing it as both.

Discussion took place on the deed restrictions, it was determined that the lots do not all need to be owned by the same owner, but they all need to stay separate due to the restrictions and tax rate difference. There was also a discussion on the road being vacated, there was a first reading, but it was never completed.

Discussion took place on the utilities. Mr. Marciano stated the well was converted for irrigation; the septic was properly removed. The township utilities are in place.

Discussion took place on the garage; the garage was at one time used for the farm & home and straddles the lot line. They are requesting to keep the garage. Jason worth stated it straddles one of the restricted lots and doesn't conflict with the farmland preservation since it is existing.

Mr. Worth stated that Mr. Marciano had addressed most of his comments. He asked about tree clearing. Mr. Marciano stated no tree removal is proposed. The driveway will be gravel – crushed blue stone.

Chairman opened to the public
Seeing none
Closed to the public.

Chairman asked for a motion on the application. Ralph Dawes made a motion, seconded by Anthony Calavano . Roll Call (ayes) Dawes, Calavano, Cotroneo, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting April 15th, 2021
Motion to Adjourn
All in favor (Ayes)
Meeting Adjourned at 7:46 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC