

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
August 19th 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:

Robert Cotroneo
Thomas Corliss
Ralph Dawes
John Petrosilli
Raymond Roskowski

Absent:

Anthony Calavano
David Bonnetti

Professionals:

Debra Rumpf & Jason Worth

MINUTES

No minutes were approved.

BILLS

Chairman asked for a motion on the bills. Ralph Dawes made a motion, seconded by Thomas Corliss. Roll Call (ayes) Dawes, Corliss, Cotroneo, Canfield, Roskowski, Canfield

CORRESPONDENCE:

Chairman acknowledged the planners.
NJ Planner March/April 2021
NJ Planner May/June 2021

MATTERS OF THE BOARD:

Board was reminded of the mandatory training.

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution # 08-21-BA, Docket # 09-21-BA, 19 Main St South, Shore Flex Units
Block 195 Lot 17 Site Plan, D & Bulk Variances

Chairman asked for a motion on the resolution. Thomas Corliss made a motion, seconded by John Canfield
Roll Call (ayes) Corliss, Canfield, Dawes, Petrosilli

Resolution # 09-21-BA, Docket #08-21-BA, 108 Bonita Rd, Block 239 Lot 21
Bulk variances

Chairman asked for a motion on the resolution. John Canfield made a motion, seconded by Scott Lepley. Roll
Call (ayes) Canfield, Lepley, Corliss, Dawes, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 10-21-BA Ryan Solleder, 117 Bay Parkway, Block 87 Lot 29.01
Minimum rear yard setback

Chairman called the applicant to the stand. Ryan Solder was sworn in by the board attorney.

Applicant gave a brief description of his project; he is proposing to build a pole barn.

Board Engineer Jason Worth went over his review letter dated 6-29-21. Engineer stated any approvals would be
for zoning only.

Board discussion took place on the placement of the pole barn, if it was relocated it would meet the setbacks
and alleviate the need for a variance. Homeowner explained that that if it was relocated, a substantial amount of
grading would need to be brought in. The area already floods and it would cause a drainage issue for the
neighbors. The proposed location requires no additional fill. The applicant confirmed he did not have a grading
plan, board engineer state if the application was granted an approval, a grading plan should be submitted to the
Township for review and approval by the board engineer.

Board discussion took place on the use of the property, applicant confirmed it would be for personal storage
only, and contain no habitable space.

Discussion took place on the shed currently on the property, applicant agreed to remove the shed.

Discussion took place on the driveway to the property. The applicant agreed and confirmed there would be no
additional driveways to the structure if approved.

No further discussion.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC.

Chairman asked for a motion on the application. Robert Corliss made a motion to approve seconded by Ralph Dawes with the condition that a grading plan be submitted to the board engineer for approval. Roll Call (yes) Corliss, Dawes, Canfield, Roskowski, Lepley Petrosilli

Docket # 11-21-BA, Mark Monteforte, 210 Maplewood, Block 273 Lot 1.09
Lot size, width, side & combined yard setback

Chairman called the applicant to the stand. Mark Monteforte was sworn in by the board attorney. Applicant gave a brief description of their project; they are proposing to build a garage with a loft.

Board Engineer went over his review letter, dated 7-28-21.

Board discussion took place on the use of the garage. Applicant stated it will be for personal use and no habitable space is proposed. Applicants did not feel the garage would interfere with the neighbor's air or open space and would fit in with the characteristics of the neighborhood.

Board discussion took place on the grading. Applicant stated that they were not changing the grade and would not need to be in fill.

Discussion took place on the existing shed, applicant state that the shed would be removed. Board Engineer stated the shed if 120 sq ft or less would still be permitted, but if they choose to keep it, a permit would be needed for the relocation.

No further discussion.

OPEN TO THE PULIC

William Cooper of 208 Maplewood spoke favorably on the application.

CLOSED TO THE PUBLIC

Chairman asked for a motion on the application. John Canfield made a motion to approve, seconded by Robert Cotroneo. Roll Call (ayes) Canfield, Cotroneo, Corliss, Dawes, Roskowski, Lepley, Petrosilli

Docket # 12-21-BA, George & Cynthia Schneble. 113 Hatteras Rd, Block 272
Lot 347, Front & rear yard setback.

Chairman called the applicant to the stand. George & Cynthia Schneble were sworn in by the Board Attorney. Applicant was represented by Richard Visotcky.

Applicant gave a brief description of their project; they are proposing to build a roof structure over the existing patio. Applicants stated they are requesting the variance due to the fact they have had 3 awnings previously installed that have become dislodged from the hose during bad weather, and it was a safety issue to himself and the neighbors.

Applicant provided 2 photos of the home showing where the most recent awning had come loose. Awnings were professionally installed at the time. Photos were marked in as A1 & A2

Board Engineer went over his review letter dated July 27th 2021. Engineer explained any approval was for zoning only.

Discussion took place on the type of awnings that previously blew away.

Applicants did not feel it would cause a hardship and stated it would not block neighbors' views. The area under the proposed structure is a paver patio so there would be no change to the impervious coverage

Applicant confirmed no changes to the patio size are proposed.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Chariman asked for a motion on the application. John Canfield made a motion to approve, seconded by Robert Cotroneo. Roll Call. Canfield, Cotroneo, Corliss, Dawes, Roskowski, Lepley, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting September 16th 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:38 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC