

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
May 20<sup>st</sup> 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:

Bonnetti, David  
Cotroneo, Robert  
Calavano, Anthony  
Petrosilli, John  
Roskowski, Raymond  
Canfield, John

Absent:

Corliss, Thomas  
Dawes, Ralph  
Lepley, Scott

**Professionals:**

Debra Rumpf & Jason Worth

Raymond Roskowski was sworn in by the Board Attorney.

**MINUTES**

Chairman asked for a motion on the April meeting minutes. John Canfield made a motion to approve, seconded by Robert Cotroneo. Roll Call (ayes) Canfield, Cotroneo, Petrosilli

**BILLS**

Chairman asked for a motion on the bills. Robert Cotroneo made a motion to approve, seconded by Anthony Calavano. Roll Call (ayes) Cotroneo, Calavano, Bonnetti, Canfield, Roskowski, Petrosilli

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

None

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

Resolution # 05-21-BA Docket # 14-19-BA Travis Decker 15 Vessel Rd

B 191 L 1 2nd accessory structure, side & rear yard setback

Chairman asked for a motion on the resolution. Robert Cotroneo made a motion, seconded by John Canfield.

Roll Call (ayes) Cotroneo, Canfield

**OLD BUSINESS:**

One

**NEW BUSINESS:**

**Docket # 07-21-BA Robert Lange, 64 Barnegat Beach Dr B 227 L 7 NSFD Lot size & width**

Chairman called the applicant to the stand. Robert Lange was sworn in by the board attorney.

Robert Lange gave a brief description of his project and variances needed for the project. He stated buy sell letters were sent to neighboring property owners but did not receive an answer, board secretary confirmed they were on file. He spoke to the characteristics of the neighborhood.

Jason Worth, Board Engineer went over T & M's review letter dated May 5<sup>th</sup> 2021.

Mr. Lange explained that the house would be slightly raised to bring in minimal fill. He also noted they are relocating the AC unit so it would not encroach in the setback. He also noted that all drainage would be directed away from adjoining properties.

Jason Worth noted a grading plan was submitted showing swales acceptable to the board. He noted utilities were available to the property. Mr. Lange confirmed they would need to hook up to the water/sewer.

No questions from the board.

**OPEN TO THE PUBLIC**

Ally Elwood stepped forward to speak on the application, she was sworn in by the board attorney. She owns the property to the rear of 64 Barnegat Beach. She does feel the additional building changed the characteristics of the neighborhood. She stated they are state registered beekeepers, and they have hives 10 feet from the property lines. She stated there are no fences and any potential buyers should be aware of the bees kept on the property. She is concerned for the safety of the bees. She stated she has not contacted Mr. Lange, and they are unable to buy his property.

Board discussion took place on how to contain the bees. Mr. Lange agreed to leave 10 ft of buffer trees and install a 6 ft fence from the road in, along the property lines in the back to keep the bees in line. The fence would need to transition to a 4ft in the front. The fence cannot be in the site triangle.

Board discussion took place on the future buying and selling of the property. Board Attorney confirmed that if sold, the buffer would not be able to be cut down as it's a condition of the variance. Board Attorney also noted it should be a deed condition if resold.

No other people wished to speak on the application.

CLOSED TO THE PUBLIC

Jason Worth noted that if approved, the buffer needs to be shown on the final survey.

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

**Docket # 06-21-BA, Barry & Michele Buchowski, 115 Marine Rd, B 239 L 51, Lot size & width**

Chairman called the applicants to the stand Barry & Michele Buchowski were sworn in by the board Attorney, as was their surveyor Daniel Wheaton. He gave his credentials, accepted by the board.

Mr. Wheaton gave a brief description of the project and variances requested. He stated new bulkhead was installed on the property. Buy sell letters were sent, confirmed by the board secretary.

Mr. Wheaton felt the neighborhood would benefit from the improvement as the overgrown lot was unsightly. He stated this would be the owner's primary residence, and felt this house fit in with the other new homes in the area. He stated the bottom floor would be used for parking/storage, and confirmed public utilities were available and would be hooked up.

Jason Worth of T & M went over their review letter dated 4-22-21

Mr. Wheaton questioned the requirements for the proposed flagpole in the rear of the yard. He stated the flag would be between 15-20 feet high. Jason Worth noted that the flagpole would be under the accessory structure setbacks. Mr. Wheaton stated the proposed location of the pole to be 10 feet from the rear and 15 to the side. He stated the flag will have limited to no impact on the neighbor's visibility.

Applicant noted the existing shed would be removed.

Board did not have any objection to the flagpole. Jason noted it should be 15 ft from the bulkhead or 13 ft from the property line.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Chairman asked for a motion on the application. David Bonnetti made a motion to approve seconded by John Canfield. Roll Call (ayes) Bonnetti, Canfield, Calavano, Cotroneo, Roskowski, Petrosilli

Docket # 05-21-BA, Joseph & Shari Chorba, 86 Bonita Rd. B 232 L 4. Lot size & width

Chairman called the applicant to the stand. Richard Visotcky & Jason Marciano were representing the applicant. They were sworn in by the board attorney, credentials were given and accepted by the board.

Jason Marciano gave a brief description of the project and variances requested. Mr. Marciano noted most lots are non-conforming, and could not be split, as it would cause the lot to be non-conforming. He confirmed buy-sell letters were sent, and the applicant did not receive a response.

Jason Worth went over their review letter.

Jason Marciano noted no additional stairs would be added to the decks, and the railings for the decks would be 50% see through.

Jason Worth noted a grading plan was submitted with the application and was acceptable.

Applicants felt the proposed home fit in with the neighborhood and would not cause an impact to any of the adjoining properties.

Jason Marciano confirmed utilities are available and would be connected if approved.

Chairman asked for a motion of the application. Anthony Calavano made a motion, seconded by David Bonnetti. Roll Call (ayes) Calavano, Bonnetti, Cotroneo, Canfield, Roskowski, Petrosilli

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Board discussion took place on the zoning changes from 2016. Chairman spoke to the board on current projects in town, and reminded the board that attendance was extremely important.

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

Seeing none

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

Next Regular Meeting June 17<sup>th</sup> 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:05 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC