

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
November 18<sup>th</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.

CHAIRMAN'S STATEMENT: This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

**ROLL CALL**

Members Present:

David Bonnetti  
Thomas Corliss  
Ralph Dawes  
John Petrosilli  
Scott Lepley  
Raymond Roskowski

Absent:

**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 (eyes) Dawes, Corliss, Bonnetti, Roskowski, Lepley, Petrosilli

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

**None**

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

Resolution # 13-21-BA Docket # 14-21-BA John & Alishia Lane, 11 Roberts Rd, B50.01 L 5 bulk variances for NSFD

Chairman asked for a motion on the resolution. Ralph Dawes made a motion, seconded by David Bonnetti. Roll Call (ayes) Dawes, Bonnetti, Corliss, Roskowski, Lepley, Petrosilli

**OLD BUSINESS:**

Docket # 13-21-BA Thomas Kohler, 28 Main St B 221.01 L 1 rear yard setback for AC

Chairman called the applicant to the stand; Thomas Kohler was sworn in by the board attorney.

Mr. Kohler gave a brief description of the application. During the construction of a previously approved pole barn, he installed an AC condenser without prior zoning approval that did not meet the setbacks. Mr. Kohler stated construction permits were issued and inspected but he did not apply for zoning for the placement of the condenser. It was found during the review of the final survey by the zoning official. The condenser is 12 ft from the rear property line, where 25 ft is required.

Jason Worth (T & M) Board Engineer went over their review letter dated September 17<sup>th</sup>, 2021.

Discussion took place of the fence on the rear property line. The fence is a 4 ft chain link fence.

Mr. Kohler stated the AC Condenser does not cause an issue with air or open space as the property behind his is wooded and part of the bayfront conversation zone.

Discussion took place on the use of the pole barn. Applicant stated he stores supplies for his plumbing business on one side and stores his boat on the other side. He stated he does not run his business out of the pole barn, but parks his business truck at the property. Applicant stated no customers come to the property. Applicant stated he stores gas pipe in the rear yard. Board did not have any issues.

Board secretary noted that no further objections were received via mail or email on this application from Joseph Evans. Debra Rumpf board attorney noted a letter was previously sent to the objector.

Chairman asked for a motion on the application. Ralph Dawes made a motion to approve, seconded by Thomas Corliss. Roll Call (ayes) Dawes, Corliss, Bonnetti, Roskowski, Lepley.

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

**NEW BUSINESS:**

None

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

Robert Lange of 2 Shore Dr stepped forward. He noted that when he was on the board a few years ago, objections were not accepted via mail/email. Board Attorney explained that the adjoining property owner had passed away and the transfer of property took place within a day of the certified mailing list, and they chose to air on the side of caution since the AC was already installed, it was not holding the application up from completing his project.

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

Next Regular Meeting December 16<sup>th</sup> 2021

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:28 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC