

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
February 17th 2022
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:

Panebianco, John
Petrosilli, John
Roskowski, Raymond
Hartnett, Kevin

Absent:

Bonnetti, David
Corliss, Thomas
Dawes, Ralph

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion on the minutes for the January re-org & regular minutes. John Panebianco made a motion seconded by Kevin Hartnett. Roll Call (ayes) Panebianco, Hartnett, Roskowski, Petrosilli

BILLS

Chairman asked for a motion on the bill presented. John Panebianco made a motion, seconded by Raymond Roskowski. Roll Call (ayes) Panebianco, Roskowski Hartnett Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None.

BOARD COMMENTS:

None.

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket # 01-22-BA, David Bonnetti, 45 Hornblower Dr, B 148 1 5, Side/combined yard setback.

Chairman called the applicant to the stand, David Bonnetti was sworn in by the board attorney.

Mr. Bonnetti gave a description of the project. He is proposing to relocate the AC condenser from the rear of the home to the side property line. He stated the house was recently raised and purchased by himself to live in full time.

Applicant stated that as the home sits now, the placement of the AC unit prevents them from having a set of stairs and an exit to the rear of the property, the home only has an entrance/exit in the front of the property vis the front door and garage. They would like to have a set of stairs installed in the rear for safety reasons (2nd exit in case of fire), and to enjoy the rear yard without having to go from the front to the back of the property every time they enter or exit.

Applicant stated the builder chose to relocate the AC to the rear of the property and not install the stairs at the time during construction after realizing that the AC would require a variance. He did not want to prolong the sale of the home as the construction office would not grant a CO with an outstanding variance application in process. Mr. Bonnetti did not feel the AC would affect the adjoining properties light, air, or open space.

Jason Worth, Board Engineer went over their review letter dated February 10th 2022. He noted that any approval would be for the AC only, any further decking/stairs would require additional permits.

Board discussion took place on the application, no major concerns were presented.

Chairman opened the application to the public, no person appeared before the board. Closed to the public,

Chairman asked for a motion on the application. Raymond Roskowski made a motion, seconded by Kevin Hartnett. Roll Call (ayes) Roskowski, Hartnett, Panebianco, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

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Next Regular Meeting March 17th 2022
Motion to Adjourn
All in favor (Ayes)
Meeting Adjourned at 7:38 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC