

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**March 17<sup>th</sup> 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:

Bonnetti, David  
Corliss, Thomas  
Panebianco, John  
Petrosilli, John

Absent:

Dawes, Ralph  
Fruend, Thomas  
Hartnett, Kevin  
Roskowski, Raymond

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

No minutes were approved.

**BILLS**

Chairman asked for a motion on the bill presented. John Panebianco made a motion, seconded by David Bonnetti. Roll Call (ayes) Panebianco, Bonnetti Corliss, Petrosilli

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

Discussion took place on ID cards for board members.

**BOARD COMMENTS:**

None.

**RESOLUTIONS:**

Resolution # 22-1-BA, Docket # 1-22-BA, David Bonnetti, 45 Hornblower Dr, Block 148 Lot 5  
Chairman asked for a motion on the resolution. John Panebianco made a motion to approve. Roll Call (ayes)  
Panebianco, Petrosilli

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 16-21-BA, Robert & Linda Kraft, 42 Beacon Dr, Block 96 Lot 19 Impervious coverage, front, rear, side yard setback,  
Gregory Hock Esq. and Robert Harrington of East Coast Engineering appeared before the board to represent the applicant.  
Mr. Hock gave a brief description of the application. During the construction review application, it was determined that the home had to be elevated higher than anticipated at the previously approved board meeting to meet the current FEMA Flood regulations. In doing so, it caused the decking and stairs to have to push out further to make up for the height difference and be in compliance with the building codes.  
Mr. Houck also explained the platform required to support the generator platformed needed to be widened slightly to meet the installation clearance requirements for the units.

Mr. Harrington went over the photos presented in the application to the board, noting that the stairs could not be relocated to turn in and meet the setback because they would be blocking access to the parking area under the home. Mr. Harrington also noted that the setback relief for the platforms did not interfere with emergency access to the rear of the property since the platforms were elevated. The proposed items also did not cause any issues with light air or open space for the adjourning property owners.

Jason Worth, Board Engineer went over their review letter dated January 17<sup>th</sup> 2022. He noted the applicant's professionals touched on all of the topics for the review letters.

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. John Panebianco made a motion, seconded by David Bonnetti. Roll Call (ayes) Panebianco, Bonnetti, Corliss, Petrosilli

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

Seeing none

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

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Next Regular Meeting April 21<sup>st</sup> 2022  
Motion to Adjourn  
All in favor (Ayes)  
Meeting Adjourned at 7:38 pm

Respectfully Submitted,  
Stephine Capaccio  
Board Secretary  
SC