

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
June 16th 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
Dawes, Ralph
Freund, Thomas
Olson, Barbara
Panebianco, John
Petrosilli, John

Absent:

Hartnett, Kevin
Roskowski, Raymond

Professionals:

Debra Rumpf & Charles Cunliffe

New members Thomas Freund & Barbara Olson were sworn in by the board attorney.

MINUTES

Minutes of the May 2022 meeting. Chairman asked for a motion, Ralph Dawes made a motion to approve, seconded by David Bonnetti. Roll Call (ayes) Dawes, Bonnetti, Petrosilli

BILLS

Chairman asked for a motion on the bill presented. Chairman asked for a motion, Ralph Dawes made a motion to approve, seconded by David Bonnetti. Roll Call (ayes) Dawes, Bonnetti, Corliss, Dawes, Panebianco, Fruend, Olson.

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None.

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Docket 02-22-BA, Ronald Torre, Block 123 Lot 3, 88 Poplar. Front yard setback for deck.

Chairman called the applicant to the stand; Ronald Torre was sworn in by the board attorney.

Applicant gave a brief description of his project. The steps in the front of the home were in need of repair, he was unaware that a permit was needed and replaced the steps. He added a deck and was in mid construction was stopped by a Township inspector.

Charles Cunliffe of T & M Engineering went over their review letter dated May 10th 2022. Applicant is seeking a 16.25 front yard setback for the deck where 20 is required.

Mr. Cunliffe noted that the applicant has an irregular shaped lot which caused the house to be built closer to the front property line.

Applicant stated he finished construction on the steps as access to the home is needed but stopped construction on the deck.

Board had no questions, Mr. Cunliffe noted any approvals would be for zoning only, and construction permits would be required.

Board secretary noted that the applicant did immediately stop work and apply for both zoning & construction permits within 24 hours of being stopped.

Chairman opened the application to the public, seeing none, closed to the public.

Chairman asked for a motion on the application. Thomas Corliss made a motion to approve, seconded by John Panebianco. Roll Call (ayes) Corliss, Panebianco, Bonnetti, Dawes, Freund, Olson, Petrosilli

Docket 03-22-BA, Waretown Storage LLC, B 62 Lots 3.022 & 3.03 Final site plan phase 2.

Applicant did not notice, carried to the July meeting.

Docket 05-22-BA, Denise & George Chakan, Block 41 Lot 15.10. 162 Wells Mills Rd, Lot coverage for garage.

Chairman called the applicants to the stand. Denise & Chakan were sworn in by the board attorney.

Applicant gave a description of the project. They are proposing to build a pole barn in the front of the property.

Charles Cunliffe of T & M Engineering went over their review letter dated June 8th 2022. Applicant is seeking a variance for lot coverage. Currently the zone allows for 3% coverage. The existing coverage now is 4.45% with a proposed coverage of 6.8% Lot is .75 ac. Proposed barn meets all other requirements.

Discussion took place on the finishes for the pole barn. Applicant stated it will match the home (log cabin style).

Discussion took place on the use of the pole barn. Applicants stated it would be for personal use only, for storage of equipment, possibly a boat and household items.

Discussion took place on the drainage. Board had concerns on water run off to the neighboring properties. Board Engineer noted that the water drained to the middle of the property. Board discussed having a grading & drainage plan, in place if approved.

Chairman opened the application to the public, seeing none, closed to the public.

Chairman asked for a motion on the application, Ralph Dawes made a motion to approve with the condition a grading plan be submitted for approval from the board engineer. Motion was seconded by John Panebianco. Roll Call (ayes) Dawes, Panebianco, Bonnetti, Corliss, Freund, Olson, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting July 21st 2022

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:03 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC

