

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
October 20th 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:

Corliss, Thomas,
Panebianco, John
Petrosilli, John
Roskowski, Raymond
Olson, Barbara
Bonnetti, David
Hartnett, Kevin

Absent:

Freund, Thomas,
Dawes, Ralph

Professionals:

Debra Rumpf & Jason Worth

MINUTES

No minutes were approved at this meeting.

BILLS

Chairman asked for a motion on the bills presented. Kevin Hartnett made a motion to approve, seconded by John Panebianco Roll Call (ayes) Hartnett, Panebianco, Bonnetti, Corliss, Roskowski, Olson, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None.

RESOLUTIONS:

Resolution # 13-22-BA Docket # 09-22-BA, Carol Stone, 15 Cutlass Way, B 153 L 8. Rear Yard setback.

Chairman asked for a motion on the resolution, Robert Corliss made a motion to approve, seconded by Raymond Roskowski. Roll Call (ayes) Corliss, Roskowski, Panebianco, Petrosilli

OLD BUSINESS:

Docket 03-22-BA, Waretown Storage LLC, Block B 62 L 3.02 & 3.03

Chairman called the applicant to the stand. Applicant was represented by Mac Galella of R.C. Shea & Associates.

Mr. Galella gave a description of the project. Applicants are applying for final site plan approval for Waretown Storage LLC.

Jason Worth, Board Engineer went over their review letter dated 6-13-22.

Discussion took place on the use of the facility, operating hours, and maintenance of the property. Applicant confirmed they will be in compliance with all original approvals previously granted.

Discussion took place on Stormwater management. Applicant will provide a management plan acceptable to the board engineer & DEP.

Discussion took place on trash collection. Applicant confirmed they will have private trash collection. Debris generated from the site will not be collected by the Township.

Discussion took place on the retaining walls for the project. Details will need to be submitted acceptable by the board engineer and building department.

Discussion took place on the utilities for the site. Water/sewer will be run to the site as well as gas/electric. Applications are in review by the township for water/sewer connections.

It was noted the project was previously approved by the Ocean County planning board.

Discussion took place on prior approvals. Applicant has not yet obtained approval from the NJDOT, OC Soils.

Discussion took place on the access path for emergency vehicles. Applicant confirmed they will comply with the request made on the original approval by the Fire Chief in 2016.

Discussion took place on the traffic study for this site. It has not need reassessed since 2015.0

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

Chairman asked for a motion on the application. John Panebianco made a motion to approve, seconded by Kevin Hartnett. Roll Call (ayes) Panebianco, Hartnett, Corliss, Bonnetti, Olson, Roskowski Roll call (no) Petrosilli

NEW BUSINESS:

Docket # 06-22-BA, Armando & Michelle Figueiredo, Block 208, Lot 2, 62 Baltic

Chairman called the applicant to the stand, Armando & Michelle Figueiredo were sworn in by the board attorney.

Applicants gave a brief description of the project. They would like to legalize a preexisting non-conforming garage on the property. The garage has been on the property for at least 30 years but was built without approvals.

Jason Worth, Board Engineer went over his review letter dated 8-31-22.

Discussion took place on the water runoff. Applicant agreed to repair any gutters and direct them away from adjoining properties.

Discussion took place on the bathroom within the garage. Applicant confirmed it was built without permits. Applicant agreed to submit applications to the construction office to permit the bathroom. Board member expressed concerns for the inspection of the bathroom. Board secretary explained that the DCA has a process for work completed without permits, and they would be able to submit an application for the work to the construction office.

Applicant confirmed no additional work or improvements were proposed.

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

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

Docket 10-22-BA, Stephanie & Daniel Petrone, Block 25, Lot 1, 105 Brookville Rd

Chairman called the applicant to the stand. Stephanie & Daniel Petrone were sworn in by the board attorney.

Applicant gave a brief description of the project. They are proposing a wrap around porch with a 2nd story addition on a pre-existing non-conforming structure.

Jason Worth went over his review letter dated 9-1-22.

Discussion took place on the need for the improvements. Applicants stated they are a young growing family and need additional space. They provided testimony and did not feel the improvements would have a negative impact on the surrounding area. Most of the surrounding homes had the same type of porches and similar 2 story homes.

Discussion took place on water runoff. Applicant agreed to direct any runoff away from adjoining properties.

Engineer advised that any approval was for zoning only.

Chairman opened the application to the public, Joe McFarland of 103 stepped forward, he stated he would like to see this project approved. closed to the public.

Chairman asked for a motion on the application, David Bonnetti made a motion to approve, seconded by Raymond Roskowski. Roll Call (ayes) Bonnetti, Roskowski, Corliss, Panebianco, Olson, Petrosilli

Docket 11-22-BA, William & Nicole Cummings, Block 239 Lot 30, 110 Bonita Rd

Chairman called the applicant to the stand, William & Nicole Cummings were sworn in by the board attorney. Jason Marciano of East Coast Engineering gave his professional background.

Jason Marciano gave a brief description of the project. They are proposing to demo and rebuild a home deemed substantial damaged by Sandy. The home by law must be raised or rebuilt.

Jason Worth, Board Engineer went over their review letter dated 10-5-22.

Jason Marciano explained that the proposed home was in compliance with the general characteristics of the surrounding homes and meets the current FEMA regulations.

Applicants explained that additional land could not be purchased to avoid a variance, and the lot itself does not conform.

Board Engineer advised any approvals were for zoning only.

Discussion took place on runoff water. Mr. Marciano stated any water would be diverted to the street or bay.

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

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

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting November 17th 2022
Motion to Adjourn

October 20th 2022
Zoning Board of Adjustment

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All in favor (Ayes)
Meeting Adjourned at 8:30 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC