

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
February 16th 2023
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:

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

Absent:

Bonnetti, David
Corliss, Thomas
Pellergrino, Anthony

Professionals:

Debra Rumpf & Jason Worth

MINUTES

Chairman asked for a motion for the January 2023 Re-Org minutes.

John Panebianco made a motion to approve, seconded by Kevin Harnett. Roll Call (ayes) Panebianco, Hartnett, Petrosilli

Chairman asked for a motion for the January 2023 Regular minutes.

John Panebianco made a motion to approve, seconded by Kevin Harnett. Roll Call (ayes) Panebianco, Hartnett, Petrosilli

BILLS

Chairman asked for a motion on the bills.

John Panebianco made a motion to approve, seconded by Kevin Harnett. Roll Call (ayes) Panebianco, Hartnett, Petrosilli, Guiga, Roskowski, Petrosilli

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

Discussion took place on mandatory training classes.

BOARD COMMENTS:

Chairman acknowledged the resignation of Ralph Dawes.

RESOLUTIONS:

Resolution 02-23-BA, John & Shirley Fee, 23 Compass

Chairman asked for a motion on the resolution.

John Panebianco made a motion to approve, seconded by Kevin Harnett. Roll Call (ayes) Panebianco, Hartnett, Petrosilli, Guiga, Roskowski, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

Docket 15-22-BA, Tammy Chuprevich, 10 Point Rd, Block 239, Lot 68, Lot Size

The applicant was sworn in by the board attorney, she was represented by Richard Visotcky.

Mr. Visotcky gave a brief description of the project. They are proposing to demo he inhabitable home that currently sits on the property and construct a new 2.5 story dwelling with rear deck, paver driveways, 25' x 39.5' rear patio.

The applicant provided testimony, they did not feel it would interfere with any light air or open space. The proposed structure is similar to others in the area, and would be beneficial to the neighborhood as the existing structure was in such disarray. A new bulk head was just installed on the property.

Jason Worth from T & M went over dated January 5th, 2023. Noting the only variance required is for lot size, the proposed structure meets all other requirements.

Jason Worth noted that if approved that the plans would have to reflect the 3-foot freeboard ordinance currently in place. The property would also require a deed restriction for any area below BFE noting that it could not be habitable space. There will also be a moratorium on road openings in the spring due to the road being repaved.

Discussion took place on utilities, water and sewer is currently hooked up to the existing structure.

No further board discussion.

Chairman opened 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 Raymond Roskowski. Roll Call (ayes) Panebianco, Roskowski, Hartnett, Guiga, Petrosilli

Docket 1-23-BA, Albert Delprete, 103 Dollimore Ave, Block 180, Lot 6, Front Yard Setback

Chairman called the applicant to the stand. Albert Delprete was sworn in by the board attorney. Robert Harrington of East Coast Engineering gave his professional back round to the board.

Robert Harrington gave a brief description of the project. He stated that during the new construction process. Extra stair treads were needed to stay in compliance with building and flood codes. The trim used on the railing and framing added an inch or two to the overall size of the stairs and decking.

Jason worth of T & M went over his engineering letter dated February 9th 2023. Jason explained that a 40 sf encroachment in the 5 foot setback the stairs as they currently sit have an encroachment of 55 SF.

Discussion took place on whether or not the stairs could be relocated. Mr. Harrington stated if they were relocated it would prevent the homeowners from having accessible parking as the stairs would be blocking the access points.

Applicant did not feel the variance would interfere with any of the adjoining properties light air or open space.

No further questions from the board.

Chairman opened the application to the public, seeing none closed to he 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, Roskowski, Guiga, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting March 16th 2023

Motion to Adjourn

All in favor (Ayes)

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Zoning Board of Adjustment

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Meeting Adjourned at 7:58 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC