

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
January 19th 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:

Corliss, Thomas
Hartnett, Kevin
Panebianco, John
Petrosilli, John

Absent:

Bonnetti, David
Dawes, Ralph
Roskowski, Raymond
Guiga, Carmine

Professionals:

Debra Rumpf & Jason Worth

MINUTES

No minutes were approved.

BILLS

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

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

BOARD COMMENTS:

Chairman welcomed new members to the board.

RESOLUTIONS:

Resolution 14-22-BA, Docket # 14-22-BA, Bryon Jones, 129 Main St, Block 231
Lot 5.03, Lot Frontage

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

Resolution 13-22-BA, Docket # 11-22-BA. Brian Garrabrant, 17 Cutlass Way,
Block 153 Lot 9, front/rear yard setback

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

OLD BUSINESS:

None

NEW BUSINESS:

Docket #13-22-BA, Noah's Ark Day School, 127 Wells Mills Rd, Block 52.01
Lot 6, Use Variance & minor site plan.

Board Secretary noted the applicant's council requested to be adjourned to the Feb meeting. Motion was made by John Panebianco to accept, without the need to re-notice, seconded by Kevin Hartnett. Roll Call (ayes) Panebianco, Hartnett, Corliss, Petrosilli

Docket #16-22-BA, Shehady Estate, 95 Railroad Ave, Block 49

Lot 9.04, Request to revert to prior zoning requirements for property.

Applicant was called to the stand. Robert Shinn Esq & Jason Marciano of East Coast Engineering stood to represent the applicant.

Jason Worth Board Engineer. Noted the application did not have a specific building plot plan or construction plans. The applicant is proposing to be reverted back to the prior requirements for the zone.

Board discussed and determine that they need additional information to hear the application. John Panebianco made a motion to table the application until March, giving the applicant time to gather the documents for submittal. Seconded by Kevin Hartnett. Roll Call (ayes) Panebianco, Hartnett, Corliss, Petrosilli

Docket #17-22-BA, John & Shirley Fee, 23 Compass Rd, Block 94

Lot 9, Rear yard setback

Chairman called the applicant to the stand, John & Shirley Fee were sworn in by the board attorney.

Applicants gave a brief description of the project. They are proposing to install a hot tub in the rear yard setback.

Jason Worth went over his review letter dated 1-6-23. The applicant is proposing a 14 ft rear yard setback were 20 is required.

Board discussed the application. No major concerns were noted.

Chairman opened the application to the public,

Robert O'Rourke of 21 Compass stepped forward and was sworn in by the board attorney.

He stated he did not have any objections to the hot tub as long as it was not moved from the proposed location. Applicants noted if approved they will not relocate. No others stepped forward, 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, Petrosilli

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting February 16th 2023
Motion to Adjourn
All in favor (Ayes)
Meeting Adjourned at 7:28 pm

Respectfully Submitted,
Stephine Capaccio
Board Secretary
SC