

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
August 17th 2023
6:00 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
Hartnett, Kevin
Panebianco, John
Roskowski, Raymond
Guiga, Carmine

Absent:

Pellegrino, Anthony
Petrosilli, John
Saunders, Larry

Professionals:

Debra Rumpf & Charles Cunliffe

MINUTES

No minutes were approved at this meeting.

BILLS

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

CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

Resolution # 08-23-BA, Docket 06-23-BA, 11 Roberts Rd, John & Alisia Lane
Chairman asked for a motion on the resolution. Carmine Guiga made a motion to approve, seconded by Kevin Hartnett. Roll Call (ayes) Guiga, Hartnett, Roskowski

OLD BUSINESS:

None

NEW BUSINESS:

Docket #04-23-BA, 12 Oak Leaf Dr, Block 54.05 Lot 7, Matthew Denora, Rear yard setback.

Mrs. Rumpf called the applicant to the stand. James Raban Esq of Richard Vitocksy's office will be representing the applicant, Matthew Denora. As well as Bruce Jacobs.

The applicant gave a description of the project, they are proposing a 24x34 ft garage, as well as relief for a fence installed without permits 1 ft from the property line.

Mr. Raban marked in 2 photos as A1 & A1 showing the fence. He also noted there are similar fences in the same area at the same location as the applicants. He is unsure if they have obtained permits, but his fence is in line with the others. He noted the fence is not in a site triangle and does not block any views.

He stated the applicant wished to have the pole barn as he is a classic car collector and needs the space to store the cars and keep them out of the elements.

Charles Cunliffe went over T & M review letter dated 6-30-23

Discussion took place on the removed trees. The applicant admitted that they were removed without a permit and agreed to apply for a tree cutting permit within 30 days.

Discussion took place on the size of the structure. Applicant agreed to alter the garage to a 19x34 to decrease the amount of lot coverage proposed and setback allowance.

Discussion took place on the second fence within the first fence. The applicant noted it separates the pole barn area from the rest of the yard to keep it cleaner and screen the vehicles from view.

Discussion took place on the proposed use of the pole barn; applicant stated it was for personal use and no business would take place out of the pole barn.

Mr. Bonnetti showed concern for the large number of vehicles on the property, the applicant again confirmed they were all his personal vehicles and no work was being performed on cars he did not own.

Discussion took place on the drainage, applicant agreed to install a dry well to catch runoff from the garage and landscape area around the garage,

No further discussion.

Chairman opened to the public, seining none closed to the public.

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

Docket #07-23-BA, 73 Tiller Dr, Block 1.06 Lot 1.01, Nala Holdings, Use
Variance, site plan

Chairman called the applicant to the stand. Paul Lorenzo was sworn in by the board attorney, he was represented by Greg Hock Esq. & his engineer Robert Harrington of East Coast Engineering. They are proposing a bait and tackle stationary trailer as well as having a 2nd trailer of the same nature to bring to fishing tournaments. Customers would have to pre-register to use the trailer as a member, so it would only be accessible to those people.

Charles Cunliffe went over T & M review letter dated 7-7-23

Charles Cunliffe requested a discussion of the 2 requested waivers for lighting and landscaping.

Robert Harrington touched on the grading and drainage; he stated it is not changing therefore there is no change to the flow of stormwater. He stated the highest elevation is around the building and drains back to the lagoon.

Mr. Cunliffe did confirm there is an existing swale that appears to provide adequate drainage.

Mr. Harrington would like to proceed with the request for the landscaping design waiver as the area itself does not have trees consistent with the landscaping requirements but would provide a plan if needed for approval by the township engineer

Discussion took place on the use of the property and trailer. The volume is not expected to be high or cause an issue or impact the surrounding areas. Customers would drive up, enter the trailer to purchase their fishing supplies and leave.

Discussion took place on the size of vehicles coming into the area to service the business. The applicant testified that tractor trailers would not be coming down the roads and deliveries would come from normal sized delivery trucks.

Mr. Cunliffe questioned the size of the trucking needing to move the 2nd trailer to and from the site. The applicant noted that he wasn't sure but he did not think it required a tractor trailer type to move.

Discussion took place on the hours of operation; applicant would like the stationary trailer to be 24 hours a day.

Discussion took place on business from the waterside, applicant is not proposing any business waterside. Customers will not be permitted to dock and access the trailer.

The applicant confirmed the green storage container will be removed from the site.

Discussion took place on the lighting, all lighting is to be approved by the engineer, and shall point downward.

Discussion took place on the noise level of the proposed ice makers, applicant confirmed the equipment will meet the Township Noise Ordinance.

Discussion took place on the garbage enclosure; applicants wish to have it fences instead of concrete as it is easier and faster to repair when it is damaged.

Discussion took place on proposed signs, board requested down lighting on all signs,

No further discussions took place.

Chairman opened to the public.

Bill Flesche commented and expressed concern for handicap accessibility for the trailer.

Kathy Bile commented and had concerns for the proposed fencing interfering with the site triangle.

Tyler Deckovitch, and Ryan Murrain from the public spoke favorably about the application.

Keith Weidenoff from the public spoke favorably and thought the vending trailer and shop was necessary.

Brian Murman from the public stated he owns the adjoining property and has no issues, and spoke favorably on the application.

Closed to the public

Chairman asked for a motion on the application, board discussed the following conditions for approval.

1. The applicant shall landscape along the front and side with foundation planting and shall work with the Township Engineer regarding same.
2. Applicant shall install six (6) 13 Watt LED recessed lighting along the front side of the building. Same shall face downward.
3. Applicant is permitted to install in the back of the building two ten (10) foot lights shining downward.
4. No business shall be permitted from the lagoon.
5. The applicant shall remove the green existing storage container.
6. Applicant may install two (2) illuminated signs, one on the soffit/awning level and one wall mounted.
7. The operation of the store shall be from 6 A.M. through 8 P.M., seven (7) days a week and there shall be two (2) to four (4) employees.
8. The Vending trailer may operate twenty-four (24) hours a day.

9. The applicant shall comply with the Township noise ordinance as to all refrigeration units.
10. The garbage dumpster shall be fully enclosed with a six (6) foot privacy fence enclosure and pick up during store business hours.
11. Deliveries shall be limited to vehicle size and no larger than a federal express truck.
12. Applicant shall provide down lighting for the stairs and door of the vending trailer.
13. Applicant's business site is limited to what is currently depicted.
14. There shall be no storage or merchandise outside.

Chairman asked for a motion on the application. Raymond Roskowski made a motion to approve with the conditions above. This was seconded by John Panebianco. Roll Call (ayes) Roskowski, Panebianco, Corliss, Hartnett, Guiga

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

None

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting September 21st 2023

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:45pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC