

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
**September 21<sup>st</sup> 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  
Petrosilli, John  
Roskowski, Raymond  
Panebianco, John  
Pellegrino, Anthony  
Guiga, Carmine  
Saunders, Larry

Absent:

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

Chairman asked for a motion on the July meeting minutes. Anthony Pellegrino made a motion to approve, seconded by Kevin Hartnett. Roll Call (ayes) Pellegrino, Hartnett, Roskowski, Guiga, Saunders, Petrosilli

**BILLS**

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

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

None

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

Resolution # 09-23-BA ,Matthew Denora, 12 Oak Leaf Dr, B 54.05 Lot 7, Rear yard setback, Fence on corner setback, Lot Coverage

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

Resolution # 10-23-BA, Docket #07-23-BA, 73 Tiller Dr, Block 1.06 Lot 1.01, Nala Holdings, Use Variance, site plan.

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

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Docket # 08-23-BA, 6 Compass Rd, William & Kristen Schott, Block 95.02 Lot 21, Pool/Equipment

Chairman called the applicant to the stand. William & Kristen Schott were represented by Richard Visotcky Esq. Applicants were sworn in by the board attorney. Jason Marciano of East Coast Engineering was also in attendance.

Applicants gave a brief description of their proposed project, they are proposing to install in inground pool with a paver patio pool equipment, and a fence. The fence does not require a variance. Applicant states the proposed will be an improvement to the area as the back is in need of repair, as it sits now, they cannot enjoy the back yard. Applicants did not feel the improvements would cause any negative impact to the adjoining properties.

Jason Worth of T & M went over his review letter dated October 17<sup>th</sup> 2023.

The board opened up discussion on the project. Mr. Bonnetti was concerned on the amount of impervious coverage being proposed, as well as issues origin from runoff due to the coverage. Applicant agreed to round out the corners of the paver patio to decrease the amount of coverage should the board vote favorably on the application.

Applicant submitted 2 photos of the yard – marked in as A1 & A2

The board discussed the manner in which the runoff is proposed. Jason Worth explained the differences in which the DEP classifies stormwater vs runoff. He noted that any approval would be for zoning only, and the

applicant would need to meet all DEP requirements for water runoff. The applicant agreed that any roof runoff would be down spouted through the bulkhead and include check vales.

Chairman opened the application to the public – seeing non closed to the public.

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

Docket #12-23-BA, 112 Bonita Rd, Paul Verb, Block 237 Lot 19,  
Bulk variances for NSFD

Chairman called the applicant to the stand; Paul Verb was sworn in by the board attorney. Mr. Verb was represented by James Raban Esq. As well as his Architect Frank Little. They gave a description of the project, the applicant is proposing a single-family dwelling with a covered deck, paver driveway, walkway, swimming pool and wood dock.

A copy of the highlighted survey map was submitted and marked in as A-1

Jason Worth went over his review letter dated 9-7-23, he noted the wooden deck was not counted towards the impervious coverage, so they would actually be slightly under what they proposed.

Mr. Worth questioned why the platforms could not be moved, to comply more, Mr. Little stated it would interfere with access to the rear yard from the side property of the property.

Mr. Little did not feel the proposed home would have any negative impact to the adjoining properties and would be in conformance with other homes in the neighborhood. He also noted that the coverage was limited as some of the property was beyond the water line. He also noted the front of the home lines up with other homes in the area.

Discussion took place on flood requirements; it was noted that the lowest floor was for parking & storage – no habitable space would be permitted.

Pool Equipment would be on platform 4.5 from the property line, which would require a variance. It was confirmed that the notice was correct in including any & all variances.

It was noted that on the 12 ft side, swales would be installed to drain water away from adjoining properties. Mr. Little confirmed swales would actually be on both sides.

Mr. Raban also noted that most of the lots were not conforming, and property could not be acquired to make this lot conform.

Discussion took place on runoff. It was noted by Mr. Little the State of NJ does allow roof runoff to the bulkhead without a state permit, and check vales would be installed.

The board did not have any further comment.

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

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

Docket # 13-23-BA, 41 Hornblower Dr, Block 148 Lot 3.01,  
Bulk variances for NSFD

Mr. Bonnetti recused himself from this applicant as he is within the 200 ft list.

Chairman called the applicant to the stand. He was represented by Christopher Reed Esq. & his Engineer Terry Brady & Dan Wheaton

Mr. Brady gave a brief description of the project; they are proposing a single-family dwelling and are requesting variances for lot size & depth – all other proposed improvements meet the remaining bulk requirements. He also noted this lot has an irregular shape. He noted buy sell letter were sent with no response.

Discussion took place on the request for a waiver on the dry well. Mr. Wheaton confirmed that the note was a generic note and did not pertain to this application. No dry well waiver is proposed.

Mr. Petrosilli questioned the applicant on whether or not construction has started, it was noted that they were using that lot as a staging area for 1 Davey Jones, no work was taking place for this project.

Mr. Wheaton noted that the previous structure was sandy damaged, and the owner will also be replacing the bulkhead in the coming months.

Jason Worth of T & M went over his review letter dated 9-11-23

Mr. Wheaton did note there would be a 2 ft retaining wall on the easterly and all water would again be directed to the lagoon and the street. A swale would be installed at both property lines.

No further discussion.

Chairman opening to the public.

Fredrick Anthony Ciampa Jr. stepped forward and was sworn in by the board attorney. He stated he owns 43 Hornblower and would like to offer his property for sale to the applicant. The Board Attorney confirmed that since there was an existing house on his lot he could not provide any of his land without making his lot also non-conforming. It would also not change the depth variance. He stated he was there because he received a buy sell letter.

No other public – closed to the public.

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

**OPEN TO THE PUBLIC FOR GENERAL COMMENTS:**

None

**CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:**

Next Regular Meeting October 19<sup>th</sup> 2023

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:30 pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC