

Zoning Board Meeting 01/18/2024

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
6:00 P.M.
January 18, 2024

6:08P.M

CALL MEETING TO ORDER

FLAG SALUTE

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of 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: Thomas Corliss Jr., Anthony DeCondo, Carmine Guiga, John Panebianco, Anthony Pellegrino, Raymond Roskowski, Larry Saunders

Members Absent: David Bonetti, Kevin Hartnett

APPROVAL OF MINUTES:

None at this time.

APPROVAL OF BILLS

Mr. DeCondo motioned to approve, seconded by Mr. Pellegrino.

ROLL CALL

Mr. Corliss – Yes, Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

CORRESPONDENCE: NONE

RESOLUTIONS:

A.) Resolution No. 01-24-BA Professional Services for the 2024 Zoning Board of Adjustment

MOTION TO APPROVE:

Mr. DeCondo motioned to approve, seconded by Mr. Pellegrino.

ROLL CALL

Mr. Corliss – Yes, Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

B.) Resolution No. 18-23-BA, Docket No. 16-23-BA Cheryl Ricky Fabrizio 103 Englewood Ave. Block 272 lot 386, Front and Rear yard setback for an addition.

MOTION TO APPROVE:

Mr. DeCondo motioned to approve, seconded by Mr. Pellegrino.

ROLL CALL

Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

C.) Resolution No. 19-23-BA, Docket No. 20-23-BA Jason & Jennifer Verge, 95 Railroad Ave. Block 49 Lot 9.04 Lot size, depth, and front and rear yard setbacks for NSFD also a front and side setback for a detached accessory structure, “D” variance for a multi-family home (mother/daughter)

MOTION TO APPROVE:

Mr. Pellegrino motioned to approve, seconded by Mr. DeCondo.

ROLL CALL

Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

OLD BUSINESS: NONE

NEW BUSINESS:

a.) Docket No. 18-23-BA Mary Bauer 113 Marine Road Block 239 Lot 50, Lot size and coverage for a NSFD.

Joseph Coronato steps forward as applicant’s attorney. Mr. Coronato states that his client is seeking two variances, one for minimum lot size, as the lot size required is 12,500 where 9,000 exists/ proposed. In addition, seeking a variance for maximum lot coverage, as the allowable lot coverage is 30%, where 32.62% is proposed. Mr. Coronato provides Exhibit A-1 to the board.

Donna Bullock from Morgan Engineering provides testimony to the board. Mr. Bullock describes the current lot at 113 Marine Road. The existing lot is a currently developed lot with a single-family dwelling, which will be removed with approval of this application. The applicant is proposing to construct a two story residential dwelling on pilings, which will include a lower level garage and storage area. First story living space and decks along the rear side of the dwelling with exterior steps for access. The second story will be storage area and a deck. Ms. Bullock also provides testimony on the flood zone requirements and states her applicant does comply

with all requirements. Ms. Bullock also provides testimony that they will have adequate parking and that at this time no accessory structures are proposed for this development.

Mr. Worth inquired if this lot is relative to the adjacent lots. Mr. Coronato handed out Exhibit A-2, which is a satellite image of the neighborhood. Mr. Coronato stated the proposed house is relevant with the neighborhood. Mr. Worth inquired if they will have any impact for light, air and open space. Ms. Bullock does not believe it will have any impact. Mr. Worth also mentioned a flood plain permit and a deed restriction would be required. Mr. Coronato stated they would comply. Mr. Worth noted for the record that any future sheds would increase the building coverage and would require a variance in the future.

OPEN TO THE PUBLIC:

Mr. Pellegrino motioned to open, seconded by Mr. DeCondo. All in favor.

No one came forward

CLOSE TO THE PUBLIC:

Mr. Panebianco motioned to close to the public, seconded by Mr. Saunders. All in favor.

MOTION TO APPROVE:

Mr. Pellegrino motioned to approve, seconded by Mr. Guiga.

ROLL CALL

Mr. Corliss – Yes, Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

b.) Docket No. 19-23-Ba Christopher & Marie Danback 19 Nautilus Road Block 96 Lot 42, Lot size, width and 2 stair encroachments.

Mr. Jerry Dasti steps forward as applicant's attorney. Introduces Mr. Robert Harrington as the applicant's engineer. Mr. Dasti states they are here tonight for four variances, the lot is 100' in depth but because of erosion of the bulkhead, it is showing 98' in depth. Mr. Dasti states the first variance is minimum lot size, the lot size required 5,000 SF, as 4,907 SF is existing. The second variance is for minimum lot width, where 100' is required, where 97.9' exists. Third is maximum stair encroachment, where the stairs are allowed to go a maximum of 6' of the face of the house, where 7' is proposed. Fourth is one encroachment shall be permitted per lot, where two encroachments are proposed for front and rear stairs.

Mr. Harrington provides testimony to the board along with exhibit A-1 photos of the property. Mr. Harrington stated this is for 19 Nautilus Road; it is currently a vacant lot. The applicant is proposing a 2-story house elevated on pilings, garage and storage underneath. The area is HH area of town. Mr. Harrington stated the bulkhead is set in a little bit on the property line, making the lot size and width a small issue. Mr. Dasti inquired to Mr. Harrington if the application is to be approved, will the building be in compliant with all the setbacks, Mr. Harrington stated that is correct they will meet all the setbacks. The only areas that will be an issue are the stairs coming out in the front and rear. Mr. Harrington noted this house would fit in with the general character of the adjacent properties.

Mr. Harrington discussed they will meet all adequate parking needed, and will also not have any impact for light, air, and open space. Mr. Dasti noted they did send out the required buy sell letters, and they did not receive any response.

Mr. Worth inquired about the grading of the lot, are there any impact on the adjacent properties. Mr. Harrington noted we are proposing retaining walls on each side, just as a curb, to raise the property up in the middle of the property to make sure the run off goes to either the lagoon or the front of the property. Mr. Worth mentioned the lower level to only be used for storage and parking. Mr. Worth inquired if the applicant would also meet all flood plain requirements. Mr. Harrington confirmed yes. Mr. Worth noted that road is scheduled to be paved this spring, and would recommend should it be approved to look into utility hook ups as soon as possible so there are no issues.

OPEN TO THE PUBLIC:

Mr. Guida motioned to open, seconded by Mr. Pellegrino. All in favor

No one came forward

CLOSE TO THE PUBLIC:

Mr. Guida motioned to open, seconded by Mr. Pellegrino. All in favor

MOTION TO APPROVE:

Mr. Pellegrino motioned to approve, seconded by Mr. Saunders.

ROLL CALL

Mr. Corliss – Yes, Mr. DeCondo – Yes, Mr. Guiga – Yes, Mr. Roskowski – Yes, Mr. Saunders – Yes, Mr. Pellegrino – Yes, Mr. Panebianco – Yes.

MOTION TO OPEN TO GENERAL PUBLIC COMMENT: All in favor

No one came forward

MOTION TO CLOSE TO GENERAL PUBLIC COMMENT: All in favor

MOTION TO ADJOURN:

Mr. Pellegrino motioned to close, seconded by Mr. Corliss. All in favor.

MEETING ADJOURNED AT 6:45PM

Diane Ambrosio

Board Secretary