

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
6:00 P.M.
May 16, 2024

6:00 P.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

David Bonnetti
Thomas Corliss Jr.
Anthony DeCondo
Carmine Guiga
John Panebianco
Anthony Pellegrino
Raymond Roskowski
Larry Saunders

Members Absent

Kevin Hartnett

Professionals

Debra Rumpf, Rumpf Law
Charles Cunliffe, T & M Associates

APPROVAL OF MINUTES:

April 18, 2024 Regular Meeting Minutes.
Mr. Pellegrino motioned to approve, second by Mr. Bonnetti.

Roll Call

Mr. Bonnetti – Yes
Mr. Corliss – Yes
Mr. DeCondo – Yes
Mr. Guiga – Yes
Mr. Roskowski – Yes
Mr. Saunders – Yes

Board of Adjustment
Meeting Minutes from May 16, 2024

Mr. Pellegrino – Yes
Mr. Panebianco – Yes

APPROVAL OF BILLS

Mr. Bonnetti motioned to approve, seconded by Mr. Corliss.

ROLL CALL

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

CORRESPONDENCE: Grand Bay Harbor Dredging

RESOLUTIONS:

- a.) Resolution No. 04-24-BA
Jim Bennett
11 Jones Road
Block 20, Lot 2
Bulk Variance

MOTION TO APPROVE

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

ROLL CALL

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

- b.) Resolution No. 05-24-BA
Spiros Vlahos
10 Privateer Drive
Block 95.01, Lot 1.18
(d) Height Variance

MOTION TO APPROVE

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

ROLL CALL

Mr. Bonnetti – Yes
Mr. Corliss – Yes
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. 02-24-BA**
Gregory & Paula Miele
40 Cable Road
Block 89, Lot 2
Bulk Variance C(2)

Alexandra Servidio of JJJ Law Firm steps up to testify on behalf of the applicant. The applicant seeks a front yard setback for a shed of 5.9' where 15' is required. The proposed location of the shed is the only area of the property that does not flood during high tide periods. The shed is blocked by natural vegetation, therefore not hindering any air, space or light. The shed is 14.6' in height and 120 sq. ft.

Mr. Cunliffe added clarity for the board that the applicant is seeking a variance for a front yard setback as well as the shed being in the front yard. Mr. Miele was then sworn in by the board attorney. Mr. Cunliffe questioned the height of the previous shed versus the height of the new shed where Mr. Miele estimated the previous shed to have been approximately 12-13' in height. Mr. Cunliffe also asked for clarification that there is no stairway access on the interior of the shed where Mr. Miele testified there is only storage shelves above for fishing poles, etc.

Attorney Rumpf advised the board that the applicant has sufficiently provided positive and negative criteria and reiterated that the applicant is placing the shed in an area set back behind the trees where it is not a hindrance to any adjacent properties. Board members also asked Mr. Miele about any proposed changes to the vegetation, access in/out of the shed or if there is any proposed plumbing and/or electric where Mr. Miele advised that there are no changes to be made the vegetation, only one access door on the shed and no plumbing or electric; the shed is for storage only.

OPEN TO THE PUBLIC:

Mr. Panebianco opened public comment.

No one came forward.

CLOSE TO THE PUBLIC:

Mr. Panebianco closed public comment.

MOTION TO APPROVE:

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

ROLL CALL

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

**b.) Docket No. 17-23-BA
Waretown Storage LLC
Route 9
Block 62, Lot 3.02 & 3.03
Major Site Plan**

Marc Galella of RC Shea Associates is testifying on behalf of the applicant along with William Stevens of BTS Engineering Firm. Mr. Stevens began his testimony advising the board that the application was previously approved in two phases and during that time has now received DOT permit approval and would like to merge the project into one phase to begin breaking ground. Mr. Stevens entered exhibit A1, an arial view of Route 9 from North to South of the property on February 26, 2024. Exhibit A2 is a site plan layout (page 2 of 21 of the plans). Exhibit A3 is a rendering of building 1.

Mr. Stevens discussed T & M Associates review letter from Jason Worth dated December 6, 2023. Item 2 of review, Mr. Stevens advised the cover page of his plan currently shows the project in two phases but will be corrected to show the project as one phase. Building 1 will now house 132 storage units and Building 2 will house 178 storage units. Mr. Cunliffe asked Mr. Stevens if the grade is higher on the applicant property or that of the adjacent property where the retaining walls are proposed, where Mr. Stevens advised that the adjacent property is higher than the applicant which is the reason for the proposed the 30” high gravity walls. Mr. Cunliffe asked for clarification of consolidating the lots where Mr. Stevens advised they would comply as a condition of approval. Mr. Cunliffe advised the board that the parking requirements would not change due to the change in the number of units per building. Mr. Stevens advised that the office will be in Building 1 but once someone is a tenant, access will be FOB controlled. Mr. Cunliffe discussed the possibility of EV parking and advised that it is not required as the parking is under 25 spaces.

Mr. Panebianco inquired if the facility will be climate controlled and if vehicles can be stored in the units where Mr. Stevens advised that some of the second-floor units will be climate controlled and the external units would have the capability to store vehicles. Mr. Stevens advised that he has reviewed the questions regarding stormwater management and the conditions would be met should the board act favorably. Mr. Stevens testified that the applicant will be running water and sewer from Pancoast Road to facilitate public water and sewer to the property, as well as installing fire hydrants along the front of the property on Route 9. The sewer will have an on-site pump station to pump sewage back to Seminole Avenue.

Mr. Cunliffe also referenced Mr. Worth’s review letter discussing curbing and sidewalks along the frontage of the building. Mr. Stevens testified that the NJDOT will not allow a curb to be built along the southern portion of the site due to Route 9 being flat and the drainage pattern. Mr. Cunliffe asked that correspondence be provided by the DOT explaining the above for the record. Mr. Stevens testified that the rear of the property will have a 6’ vinyl fence and the remaining perimeter will have an aluminum wrought iron style fence for security.

OPEN TO THE PUBLIC:

Chairman Panebianco opened public comment.

No one came forward.

CLOSE TO THE PUBLIC:

Chairman Panebianco closed public comment.

MOTION TO APPROVE:

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

ROLL CALL

Mr. Bonnetti – Yes

Mr. Corliss – Yes

Mr. DeCondo – Yes

Mr. Guiga – Yes

Mr. Roskowski – Yes

Mr. Saunders – Yes

Mr. Pellegrino – Yes

Mr. Panebianco – Yes

MOTION TO ADJOURN:

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

MEETING ADJOURNED AT 6:44 PM

Jessica Napolitano
Board Secretary