

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
6:00 P.M.
June 20, 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

Anthony DeCondo
Carmine Guiga
John Panebianco
Anthony Pellegrino
Raymond Roskowski
Larry Saunders

Members Absent

David Bonnetti
Thomas Corliss Jr.
Kevin Hartnett

Professionals

Debra Rumpf, Rumpf Law
Jason Worth, T & M Associates

APPROVAL OF MINUTES:

May 16, 2024 Regular Meeting Minutes.
Mr. Saunders motioned to approve, second by Mr. Guiga.

Roll Call

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

APPROVAL OF BILLS

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

ROLL CALL

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

CORRESPONDENCE: 1 Admiral Way – CAFRA Permit

RESOLUTIONS:

- a.) Resolution No. 06-24-BA
Gregory & Paula Miele
40 Cable Road
Block 89, Lot 2
Bulk Variance

MOTION TO APPROVE

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

ROLL CALL

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

- b.) Resolution No. 07-24-BA
Waretown Storage, LLC
Block 62, Lots 3.03 and 3.03
Amended Preliminary and Final Major Site Plan

MOTION TO APPROVE

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

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. 03-24-BA**
Kendra Teresa & Timothy Long
306 Fourth Street
Block 258, Lot 5
Bulk Variance

Timothy Long is sworn in by Attorney Rumpf. Mr. Long is proposing a 6' solid fence to 6" off the property line whereas 10' is required on a corner lot and states there is no hindrance to the sight triangle. Mr. Worth noted that this property has two front yards, one along Fourth Street and one along Seminole Avenue. Mr. Worth also advised the board that the township had revised the ordinance for properties with two (2) front yards to allow for fences to be within the front yard setback that is opposite the main, which in this case would be on Seminole Avenue. Mr. Long testified that he is looking to maximize the backyard area as well as provide additional privacy and safety for his family as many people walk along Seminole Avenue. Mr. Long advised that drivers tend to make a rolling stop at the Fourth Street intersection where he believes that having the fence may deter that action by drivers and encourage a full stop. Mr. Long testified that other properties in the neighborhood also have fences and this would coincide with the look of the area. Mr. Worth noted that there would still be at least a 10' buffer from the curb line with the fence being 6" off the property line with the right-of-way included.

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. DeCondo.

ROLL CALL

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

**Chairman Panebianco gave a 10-minute recess to see if the applicant for Docket No. 05-24-BA arrived.*

- b.) **Docket No. 05-24-BA**
Stanley Papiez III
4 Liberty Street
Block 220, Lot 9.03
Bulk Variance

Carry to July 18, 2024 meeting with the requirement of re-noticing due to the incorrect time on original notice.

MOTION TO CARRY WITH NOTICE:

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

ROLL CALL

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

MOTION TO ADJOURN:

Mr. Guiga motioned to close, seconded by Mr. Saunders. All in favor.

MEETING ADJOURNED AT 6:18 PM

Jessica Napolitano
Board Secretary