

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**6:00 P.M.**  
**September 19, 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.  
Carmine Guiga  
John Panebianco  
Anthony Pellegrino  
Raymond Roskowski  
Larry Saunders

***Members Absent***

Anthony DeCondo  
Kevin Hartnett

***Professionals***

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

**APPROVAL OF MINUTES:**

August 15, 2024 Regular Meeting Minutes.  
Mr. Saunders motioned to approve, second by Mr. Guiga.

**Roll Call**

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

**APPROVAL OF BILLS**

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

**ROLL CALL**

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

**CORRESPONDENCE:**

None

**RESOLUTIONS:**

- a. Resolution No. 10-24-BA  
Docket No. 04-24-BA  
Caliber Collision  
309-15 Route 9  
Block 62 Lot 4.04  
D-1 Use Variance

**MOTION TO APPROVE**

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

**ROLL CALL**

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

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

- a. **Docket No. 11-24-BA**  
**South Shore Holdings, LLC**  
**19 Main Street**  
**Block 195 Lot 17**  
**Extension of time for Resolution No. 20-22-BA**

Gregory Hock, Esq. from D'Arcy Johnson Day, P.C. takes the stand to represent the applicant. Mr. Hock testifies to the board that the board granted site plan approval in 2021 and is seeking a two (2) year extension. Jason Marciano of East

Board of Adjustment  
Meeting Minutes from September 19, 2024

Coast Engineering is sworn in to testify. Mr. Marciano reviewed the location of the property in question and the zoning, which is still in the C-1 and C-2 zones. Mr. Marciano advised the board that the applicant has received approval from the NJ DOT, Ocean County Soils and compliance with T&M Associates. Board Attorney, Brian Rumpf, inquired which outside agency is holding up the approvals to which Mr. Marciano advised the Township Water & Sewer Department. Mr. Marciano advised that the connection fees were paid and a subsequent review letter was sent with additional requests. Mr. Worth inquired on a timeframe for approvals to which Mr. Marciano stated he is hoping in no longer than a one – two months.

**OPEN TO THE PUBLIC:**

Mr. Panebianco opened public comment.

No public present.

**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. Guiga – Yes

Mr. Roskowski – Yes

Mr. Saunders – Yes

Mr. Pellegrino – Yes

Mr. Panebianco – Yes

**GENERAL PUBLIC COMMENT:**

No public present.

**MATTERS OF THE BOARD:**

No matters to present.

**MOTION TO ADJOURN:**

All in favor.

**MEETING ADJOURNED AT 6:11 PM**

Jessica Napolitano  
Board Secretary