

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
6:00 P.M.
October 17, 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

Members Absent

Anthony DeCondo
Kevin Hartnett
Larry Saunders

Professionals

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

APPROVAL OF MINUTES:

September 19, 2024 Regular Meeting Minutes.

Mr. Guiga motioned to approve, second by Mr. Corliss.

Roll Call

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

APPROVAL OF BILLS

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

ROLL CALL

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

CORRESPONDENCE:

None

RESOLUTIONS:

- a. Resolution No. 11-24-BA
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

MOTION TO APPROVE

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

ROLL CALL

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

OLD BUSINESS:

NONE

----- Pause from 6:04pm – 6:37pm while awaiting the arrival of the Board Professionals who were stuck in traffic. -----

NEW BUSINESS:

- a. Docket No. 08-24-BA
Kenneth LaBella
115 Bloomfield Road
Block 274.04 Lot 9
Bulk Variance

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Thomas Kunz, Esq. takes the stand to represent the applicant. Mr. Kunz states that the applicants are looking to raise the existing house, build a second-floor addition and add a swimming pool to the property. The applicant is seeking variance relief for the undersized lot and lot width while maintaining setback requirements for the zone.

Mr. John W. Lord, PE LS PP takes the stand to testify on behalf of the applicant. Mr. Lord provides the board with an overview of the application: this house is located in the R-PB zone, is currently at elevation 5.4' where the current elevation required elevation is AE7 plus 3' of required freeboard, has a lot size of 6000 sq. ft. where 7500 sq. ft. is required and is 60' in width where 75' is required. Mr. Lord testified that the majority of the adjacent lots are the same, or roughly, the same size and width. Mr. Lord stated that the applicants are looking to make this their primary and retirement home and will keep with the ground floor a garage, storage and access and will maintain all required zoning for the zone. The applicants are proposing a covered deck to be at the raised first floor with confirming railings. There are no additional accessory structures or sheds proposed on the property at this time.

Mr. Worth reiterated the questions as part of the T&M review letter dated September 4, 2024 to which all responses were sufficient. Chairman Panebianco inquired to Mr. Lord if the pool proposed was to be a fiberglass pool and if the applicants are proposing a generator to which they are proposing a fiberglass pool and no generator at this time however, should they do so in the future, they would comply with zoning regulations.

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. Guiga.

ROLL CALL

Mr. Bonnetti – Yes

Mr. Corliss – Yes

Mr. Roskowski – Yes

Mr. Pellegrino – Yes

Mr. Panebianco – Yes

Mr. Guiga – Yes

b. Docket No. 09-24-BA

Gregory Rieck

362 Route 9

Block 241.11 Lot 6

Bulk Variance

Note: Prior to hearing this application, Mr. Guiga recused himself from this application due to a conflict of interest.

Mr. Gregory Rieck is sworn in to testify on his own behalf. Mr. Rieck stated that his property is his primary residence and has been in his family since 1944. Mr. Rieck stated the property is located in the C-1 zone and he is seeking a setback variance for the proposed pole barn to the rear of the property without impeding on the right-of-way easement that is utilized for himself and his neighbors to access their properties. A 5.5' setback is proposed for the pole barn where 10' is required. Mr. Rieck stated that he intends to utilize the pole barn as storage for his personal vehicles and

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motor sports equipment with no habitable space but does intend to run electric and water (for hose bibs and a slop sink) – no bathroom. Mr. Reick also stated he will not be servicing vehicles, this is for storing personal vehicles only. Mr. Reick also stated that the adjacent property is a commercial use with a 6' stockade fence between their properties.

Mr. Worth inquired to the applicant about the finishing of the barn to which Mr. Reick stated it would be a metal pole barn with a stone skirt to match the modern farmhouse style of the existing home. Mr. Reick stated that he would not be removing any trees to install the barn and the barn would not be higher than the existing trees. There is no changes proposed to the drainage patterns as it exists. Mr. Reick stated the existing garage is to remain. Ms. Rumpf inquired about the combined side-yard setbacks and discussion ensued regarding the ability to relocate the pole barn to allow for the required combined side-yard setback.

Mr. John Signorelli of 6 Camp Lighthouse Road spoke in favor of the application as a witness. Mr. Signorelli stated that the Reick easement is needed for two-way traffic so one car can pull off to the side as Camp Lighthouse Drive is only 15' wide. Mr. Signorelli also spoke to the current proposed position of the pole barn in relation to EMS response, as a volunteer on the first aid squad, and testified that they would need that additional space in the driveway to position the rig as Route 9 would be too busy to park for emergency response.

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

ROLL CALL

Mr. Bonnetti – Yes

Mr. Corliss – Yes

Mr. Roskowski – 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 7:17 PM

Jessica Napolitano
Board Secretary