

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**Minutes**  
February 15<sup>th</sup> 2018  
**7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

The regular meeting of the Zoning Board of Adjustment was held on the above date and time;

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, sending copies of the notice of meeting properly provided adequate notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

**ROLL CALL**

Members Present:

Anderson, Stanley  
Corliss, Thomas  
Higgins, Brian  
Petrosilli, John  
Ronald Bruno  
DeAlmeida, Antonio  
Raymond Roskowski  
Denning, Shawn

Absent:

**Professionals:**

Debra Rumpf & Jason Worth

**MINUTES**

The Chairman John Petrosilli asked for a motion to approve the Regular minutes of the meeting on December 21<sup>st</sup> 2018. Thomas Corliss made a motion Brian Higgins seconded the motion. Roll Call: (Ayes) Corliss, Higgins, Anderson, Denning, Petrosilli,

**BILLS**

The Chairman asked for a motion to approve the bills Brian Higgins made a motion to approve and Thomas Corliss seconded the motion. Roll Call: (Ayes) Higgins, Corliss, Anderson, Bruno, DeAlmeida, Roskowski Petrosilli.

**CORRESPONDENCE:**

None

**MATTERS OF THE BOARD:**

Chairman acknowledged the annual report for 2017.

**BOARD COMMENTS:**

None

**RESOLUTIONS:**

a. Resolution # 2017-09-BA, Docket # 09-17—BA, Yolanda Garcia, 26  
Compass Rd, Block 95.02 Lot11, and Rear yard setback

Chairman asked for a motion to approve the resolution. Brian Higgins made a motion to accept, Thomas Corliss seconded the motion. . Roll Call: (Ayes) Higgins, Corliss, Anderson, Denning, Petrosilli.

Resolution # 2017-08-BA, Docket # 08-17-BA, Constance Stewart,  
27 Bayview Dr, Block 239 Lot 30.06, Lot width, depth, & area

Chairman asked for a motion to approve the resolution. Brian Higgins made a motion to accept, Thomas Corliss seconded the motion. . Roll Call: (Ayes) Higgins, Corliss, Anderson, Denning, Petrosilli

**OLD BUSINESS:**

Docket # 02-17-BA, Divine Intervention LLC, Route 9, Block 62 Lot 3.02 & 3.03,  
Use variance/Site plan approval

Tina Vicay took the stand, and gave a brief history on the hearings and adjournments for their project.

Grant Mcfarland was sworn in by the Board Attorney. Mr. Mcfarland provided testimony on the changes to the site plan. The building was shifted to the right to comply with request by the Fire Chief to improve circulation for emergency vehicles. The stories were reduced to 2 stories and office was slightly reduced. Fire Chief had concerns with hydrant placement and water access for the hydrant.

Mr. Mcfarland & Mrs. Vicary touched on items from the 12/14 review letter. All items will be complied with the Township Engineers request. Specifically storm water management & the downsizing of the structure.

Exhibit were marked in A-10 (revised site plan)

Applicants stated they will comply with the parking requirements per the engineer's letter.

Applicants requested relief for the buffering requirements (comment #2)

Applicants discussed the dumpster enclosures. Enclosures will be masonry. Discussion took place on the location of the enclosure in the drive aisle. Applicant will relocate it in phase 2.

Applicants will comply with the spillage of light requirements.

Mr. Mcfarland added signage to the site plans. Signs currently comply with the requirements.

Mrs. Vicary confirmed that the Fire Chief did not submit any further review letters.

Discussion took place on the new location of the fire hydrant on the north side of the property. Brian Higgins suggested pulling the water from behind the property. Engineer pointed out the land behind the applicants property is preserved and if allowed would need county approvals.

Mr. Mcfarland confirmed they will comply with all request from the Fire Department.in regards to hydrant placement.

Board Engineer confirmed applicant has complied with their request.

Chairman asked for confirmation the seconded structure will follow the same suite as the first building. Applicant confirmed it will be.

Flavio Rivas, applicants engineer was sworn in by the board attorney.

Color rendering was marked in as A-11. Discussion took place on the structural and cosmetic changes to the plan.

Exhibit of the back of the building was marked in as A-12.

Discussion took place on signage and lighting changes. Lighting will be achieved with wall scones and recessed lighting. Applicant confirmed the lighting in the parking lot will be the decorative acorn style lights. Lighting will be contained within the property.

Discussion took place on the signage. Engineer stated the size is 32 sq ft. Applicant confirmed the sign will meet the size requirements. Board confirmed with applicant the lighting will be installed as shown.

Applicant requested relief for the roofing. Ordinance prefers shingled roofing. Board had no objections to the metal roofing proposed.

No further questions/comments.

Chairman opened the application to the public, seeing none, closed to the public.

Chairman asked for a motion on the application. Brian Higgins made a motion to approve with no deviations from the plans provided. Seconded by Antonio DeAlmeida. Roll Call (Ayes) Higgins, DeAlmeida, Anderson, Corliss, Roskowski, Denning (abstain) Petrosilli

Applicant was approved.

**NEW BUSINESS:**

a. Docket # 10-17-BA, Harold Sommer, 42 Spring Lake Blvd, Block 57.10 Lot 21, Rear yard setback (Received packet last meeting)

Mr. & Mrs Sommer were called to the stand and sworn in by the board attorney.

Mr. Sommer gave a brief description of his project. It was noted there was a typo in the engineering letter, the desk is not going to be covered. Board Engineer confirmed the deck proposal was not covered.

Applicant provided photos of the property, they were marked in as A-1 through A-3

Applicant provided testimony on the need to revise the deck plans. They stated subpar materials were used and the bees have took up residence in the wood. Mrs. Sommer stated that medical issues prevent her from using the stairs as is. They also states the revisions would make it easier to clean the windows, and they wish to install a BBQ. Chairman pointed out that not having a BBQ is not a hardship.

Applicants confirmed there was no open space available to purchase.

Applicants stated there would be no changes to the grading.

Applicants confirmed they plan to remove the rear steps. Applicants have a walkout basement with an existing patio.

No further comments from the engineer.

Chairman opened to the public, seeing none, closed to the public.

Chairman asked for a motion on the application. Raymond Roskowski made a motion to approve, Brian Higgins seconded the motion. Roll Call (ayes) Roskowski, Higgins, Anderson, Bruno, Corliss, DeAlmeida, Petrosilli

Application was approved.

b. Docket # 11-17-BA, Gail Steinbacher, 122 Whippany Rd, Block 272 Lot 320, Front yard setback

Applicant was called to the stand, Gail Steinbacher & Douglas Jones (applicant's attorney) were sworn in by the board attorney.

Mr. Jones stated he did not receive the engineers review letter. A copy was provided to him.

Mr. Jones provided a brief description of the project to construct an enclosed front porch.

Board Engineer went over their review letter.

Applicant stated she needs to enclosure her porch because he has sinus issues that worsen with prolonged use of the AC. She stated the enclosure if approved will not have heating or AC.

Applicant stated she will trim the large tree near the area but is not removing it. Applicant feels the addition will be aesthetically pleasing and will not interfere with anyone's views. She stated she received a letter from the neighbor stating they had no issues with her proposal, but she did not have the letter.

Applicant stated the siding will match the existing home. Applicant stated many homes in the area have enclosed porches. Chairman pointed out the examples provided are not in her immediate area, and are not enclosed.

Photos were marked in A-1 A-2 A-3 A-4 & A-5 of surrounding homes with porches.

Applicant discussed her need of the enclosed porch, stating that she needed to rent a home in Lavallette or Ortley beach during the summer for the use of the porch.

Mr. Jones stated if they moved the location of the porch it would interfere the neighbor's views.

Discussion took place amongst the board on placement of the porch on other areas of the home.

Photo of the home as is was marked in as A-8

Board noted there is no hardship to be considered on this application. Board noted there is room to build in the back and stay compliant. Mr. Jones indicated that if the board wished, they would revise drawing to relocate the porch.

Chairman opened to the public, seeing none, closed to the public.

Chairman asked for a motion. Antonio DeAlmeida made a motion to deny Brian Higgins seconded the motion. Roll Call (ayes) DeAlmeida, Higgins, Bruno, (no) Anderson, Corliss, Roskowski, Petrosilli

Application is approved.

**OPEN TO THE PUBLIC FOR GENERAL COMMENTS:**

Seeing none

**CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:**

Next Regular Meeting March 15<sup>th</sup> 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 8:28 pm

Respectfully Submitted,  
Stephine Capaccio  
Board Secretary  
SC