

**TOWNSHIP OF OCEAN**  
**Zoning Board of Adjustment**  
**6:00 P.M.**  
**July 18, 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.  
John Panebianco  
Anthony Pellegrino  
Larry Saunders

***Members Absent***

Anthony DeCondo  
Carmine Guiga  
Kevin Hartnett  
Raymond Roskowski

***Professionals***

Debra Rumpf, Rumpf Law (via phone)  
Jason Worth, T & M Associates

**APPROVAL OF MINUTES:**

June 20, 2024 Regular Meeting Minutes.  
Mr. Pellegrino motioned to approve, second by Mr. Saunders.

**Roll Call**

Mr. Saunders – Yes  
Mr. Pellegrino – Yes  
Mr. Panebianco – Yes

**APPROVAL OF BILLS**

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

**ROLL CALL**

Mr. Saunders – Yes  
Mr. Pellegrino – Yes  
Mr. Panebianco – Yes

**CORRESPONDENCE:**

- a. Freshwater Wetlands Protection Act (FWPA) Letter of Interpretation (LOI) regarding 86 Clearwater Drive
- b. NJDEP Universal Multi-Permit for Vegetative and Structural Maintenance within Power Line Right-of Way and Geotechnical Investigations

**RESOLUTIONS:**

- a. Resolution No. 08-24-BA  
Docket No. 03-24-BA  
Kendra Teresa & Timothy Long  
306 Fourth Street  
Block 258 Lot 5  
Bulk Variance

**MOTION TO APPROVE**

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

**ROLL CALL**

Mr. Saunders – Yes  
Mr. Pellegrino – Yes  
Mr. Panebianco – Yes

**OLD BUSINESS:**

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

Stanley Papiez and Cindy Papiez are sworn in by Attorney Rumpf. Mr. Papiez opens by stating he is requesting a variance for a covered porch. He states that other homes on the road have an approximately 10' setback from the roadway where their house has a 25' setback, currently. Mr. Worth opens discussion regarding the T&M review letter dated May 31, 2024, to discuss that the porch proposed is 27' long by 8' wide where the required setback is 20' where 17.2' is proposed. Mr. Worth stated that the house currently has a landing area where Mr. Papiez testified that was a requirement when the house was built. Mr. Papiez states to the board that the lot to the right and rear of the property is all wetlands. Mr. Worth asked if this proposed project would affect any light, air or open space to and adjacent properties where Mr. Papiez confirmed it would not be affected. Mr. Chairman confirmed with Mr. Papiez that the only stairway/entry onto the porch would be off the driveway.

**OPEN TO THE PUBLIC:**

Mr. Panebianco opened public comment.

No one came forward.

**CLOSE TO THE PUBLIC:**

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Mr. Panebianco closed public comment.

**MOTION TO APPROVE:**

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

**ROLL CALL**

Mr. Bonnetti – Yes

Mr. Corliss - Yes

Mr. Saunders – Yes

Mr. Pellegrino – Yes

Mr. Panebianco – Yes

**NEW BUSINESS:** NONE

**MOTION TO ADJOURN:**

All in favor.

**MEETING ADJOURNED AT 6:13 PM**

Jessica Napolitano  
Board Secretary