

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Reorganization Meeting  
January 17, 2008**

**7:00 PM**

**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 Times-Beacon and the Atlantic City Press. Notice was posted on the Bulletin Board in the Administration Building.

Laurie Clune, Board Secretary called the reorganization meeting to order at the above date and time.

**ROLL CALL**

<b>Members present</b>	Nick Bonamassa	Stanley Bystrek	Edward Covitz
	Anthony Mercurio	John Petrosilli	Dennis Tredy
	Joe Lachawiec	Antonio DeAlmeida	

**Members absent** Ron Bruno

**Pledge of Allegiance**

Secretary stated that nominations are needed for Officers, newspapers and meeting date and time.

First nomination is for Chairman. Stanley Bystrek nominated Dennis Tredy for Chairman. There being no other nominations, nominations closed.

Roll Call: (Ayes) Bystrek, Mercurio, Bonamassa, Covitz, Petrosilli, Lachawiec, DeAlmeida, Tredy.

Chairman Tredy thanked everyone for their support. We will probably have a long tough year ahead of us.

Chairman Tredy said before he accepts nominations for Vice Chair he would like to say that Tony Mercurio was Vice Chair last year and did a wonderful job in that position and he hoped that someone would make that nomination.

Nomination for Vice Chairman. Joe Lachoweic nominated Tony Mercurio for Vice Chairman. There being no other nominations, nominations closed.

Roll Call: (Ayes) Lachawiec, Covitz, Bonamassa, Bystrek, Mercurio, Petrosilli, DeAlmeida, Tredy

Chairman Tredy said the next nomination is for secretary but would also like to say that Laurie has been an excellent secretary for the last two years, and certainly hopes that she accepts the nomination.

Nomination for Secretary. Edward Covitz nominated Laurie Clune for Secretary. There being no other nominations, nominations closed.

Roll Call: (Ayes) Covitz, Mercuro, Bonamassa, Bystrek, Petrosilli, Lachawiec, DeAlmeida, Tredy

Nomination for Alternate Secretary. Edward Covitz nominated Beth Laramée. There being no other nominations, nominations closed.

Roll Call: (Ayes) Covitz, Petrosilli, Bonamassa, Bystrek, Mercuro, Petrosilli, Lachawiec, DeAlmeida, Tredy

Chairman Tredy said that Brian Rumpf has been our attorney for the last two years, and he mentioned that as far as he is concerned he couldn't do anything without consulting with him first and he would certainly like to see him nominated.

Nomination for Zoning Board Attorney John Petrosilli nominated Brian E. Rumpf Esq. for our attorney. There being no other nominations, nominations closed.

Roll Call: (Ayes) Petrosilli, Covitz, Bonamassa, Bystrek, Mercuro, Lachawiec, DeAlmeida, Tredy

Chairman Tredy stated that the Zoning Board Conflict Attorney was Benjamin Mabie III.

Nomination for Zoning Board Conflict Attorney John Petrosilli nominated Benjamin Mabie III for our conflict attorney. There being no other nominations, nominations closed.

Roll Call: (Ayes) Petrosilli, Mercuro, Bonamassa, Bystrek, Covitz, Lachawiec, DeAlmeida, Tredy.

Chairman Tredy said the next appointment would be for Zoning Board Engineer and Mr. McVicar has served us in that capacity and has done a tremendous job, his review letters are the best. I would like to hear a nomination for him for the board's engineer,

Nomination for Zoning Board Engineer Edward Covitz, nominated Wayne McVicar of Remington, Vernick & Vena as the board's engineer. There being no other nominations, nominations closed.

Roll Call: (Ayes) Covitz, Petrosilli, Bonamassa, Bystrek, Mercuro, Lachawiec, DeAlmeida, Tredy.

The Chair asked for some information on the Conflict Engineer because he didn't know of them. Attorney Rumpf explained that the firm has been representing other municipalities including Egg Harbor Township in Atlantic County.

Nomination for Zoning Board Conflict Engineer John Petrosilli nominated Polistina & Associates for Conflict Engineer. There being no other nominations, nominations closed.

Roll Call: (Ayes) Petrosilli, Lachawiec, Bonamassa, Bystrek, Covitz, Mercuro, DeAlmeida, Tredy.

Chairman Tredy stated that there was a list in the packets of meeting dates and times. I need a motion to accept them.

Stan Bystrek made a motion to accept the meeting dates, (every third Thursday) and the time is 7:30 P.M. seconded by Edward Covitz. Roll Call: (Ayes) Bystrek, Covitz, Bonamassa, Mercurio, Petrosilli, Lachawiec, DeAlmeida, Tredy

Motion for Atlantic City Press, Asbury Park Press, & Times-Beacon was made for the official newspapers by Edward Covitz, seconded by Anthony Mercurio. Roll Call (Ayes) Covitz, Mercurio, Bonamassa, Bystrek, Petrosilli, Lachawiec, DeAlmeida, Tredy

Brian Rumpf, Board Attorney swore the board members in and they all read the Oath of Office.

Anthony Mercurio asked if they could discuss some things. Chairman Tredy stated that they could.

Anthony Mercurio stated that they had all talked about that the cantilever requests had not been forwarded.

It was decided that the attorney would write a letter to the committee.

Anthony Mercurio also asked if the review letter could have a key map or if we could ask the applicant to submit one.

Wayne McVicar said that the applicants have a survey and the survey typically has distance to the closest intersection. Tony said there was still some confusion as to where the property is, so a key map would be helpful. We could ask the applicant to provide it. They could even copy a road map and put an arrow on it. If we had a case in Greenbriar they are not on our map and I would not know where I was going. A key map should be put on their checklist.

Chairman asked Laurie to handle that.

Stan Bystrek noted that his address was incorrect it is 101. Antonio gave Laurie his address.

Tony stated that in the packet the State Planning Newsletter was in it and the letter from Judge Serpentelli is really a reminder to all of us about our duties. He thought the judge gave very important points and we should all pay careful attention to it.

Chairman Tredy brought up that new members needed to go to a class and members can go if they want to.

Meeting adjourned

*Respectfully submitted by  
Laurie H. Clune*