

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Regular Meeting
October 16, 2008**

7:32 P.M.

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 Times-Beach, the Asbury Park Press and the Atlantic City Press. Notice was posted on the bulleting board in the Administration Building.

The regular meeting of the Zoning Board of Adjustment was held on the above date and time; Chairman Dennis Tredy presided and called the meeting to order.

ROLL CALL

Members Present	Nick Bonamassa	Ron Bruno	Stanley Bystrek
	Edward Covitz	John Petrosilli	Joe Lachaweic
	Antonio DeAlmeida	Dennis Tredy	

Members Absent: Anthony Mercuro

Pledge of Allegiance

Administrative

Chairman Tredy stated that in the packets the minutes from the September meeting and asked for a motion to approve the minutes.

Stanley Bystrek made a motion to approve the minutes and it was seconded by Joe Lachaweic. Roll Call (Ayes) Bystrek, Lachaweic, Bruno, DeAlmeida, Tredy

Chairman Tredy asked for a motion to approve the bills that were in the packets.

John Petrosilli made a motion to approve payment and it was seconded by Ron Bruno. Roll Call (Ayes) Petrosilli, Bruno, Bonamassa, Bystrek, Covitz, Lachaweic, DeAlmedia Tredy

BOARD COMMENTS:

Chairman Tredy stated that Laurie had brought in the new zoning maps which have revisions. I have not seen them until tonight and Laurie has been dealing with them so I am going to ask her to explain them to the board.

Laurie Clune stated that the last revision was in 2003. So since then the Township has done a lot with redevelopment, the town center, environmental conservation zone so it is

clear now that the zoning map needed to be updated. She showed the changes on the map and gave a brief explanation as to the changes.

Chairman Tredy stated that we need to set our November meeting date. Our regular date would be November 20, 2008 and that is the League of Municipalities Convention at that time and many members will be attending. So I would like to see if we could change that meeting date.

Laurie stated that there is either Monday the 10th, Monday the 17th.

Chairman Tredy asked the board members if any of those dates would be acceptable to them.

Nick Bonamassa made a motion to move our meeting to Monday, November 17th seconded by John Petrosilli. Roll Call (Ayes) Bonamassa, Petrosilli, Bruno, Bystrek, Covitz, Lachaweic, Tredy

Chairman Tredy said he had a note in reference to the December meeting but Laurie checked and there is no conflict with our December date.

Chairman Tredy said that in the board packets you were given a list of all of the applications that came before the board since last January. Just as a quick count we had twenty-six applications and twenty-three were approved and only three were denied. The percentage of approval is 89%.

OLD BUSINESS

None

NEW BUSINESS

Docket No. 13-08-BA
Pamela Dauksis
14 Vessel Road
Block 170, Lot 3
Variance

This case needs to be moved to the November meeting because we didn't have everything in the office relating to notification so therefore it was not put on agenda or packets given to board members.

Edward Covitz made a motion to move this case to the November meeting, seconded by Ron Bruno. Roll Call (Ayes) Covitz, Bruno, Bonamassa, Bystrek, Lachaweic, DeAlmeida, Tredy.

Abstain: John Petrosilli lives within the 200' area so he will not be hearing the case and is abstaining from this vote.

Docket No. 10.08.BA
Vincent and Madeline Capozzoli
201 Brigantine Blvd.
Block 57.10 Lot 60
Bulk Variance

Chairman Tredy asked Mr. Capozzoli to come forward.

Vincent Capozzoli and Madeline Capozzoli were sworn in.

Mrs. Capozzoli stated because of her medical condition she needs to stay out of the sun. If they are granted permission to put up this Pergola with a canvas that rolls back she will be able to be outside and protected.

Wayne McVicar stated that they were here for the setback. He asked for the pictures that he requested in his letter to be presented.

Attorney Rumpf said that the pictures will be marked as Exhibit A1 – A-10. Mrs. Capozzoli explained what each picture was.

Wayne McVicar went over items in his letter and Mrs. Capozzoli answered all of his questions such as it would improve the appearance of her property and will not affect her neighbors in a negative way.

Chairman Tredy asked if the board members had any questions. Mr. Petrosilli asked if they had any intention of screening it in. Mrs. Capozzoli stated no.

Attorney Rumpf stated that for the record the pamphlet of Pergolas' that the board examined has been marked Exhibit A-11.

Joe Lachaweic asked the following questions:

Is the patio going to be made of pavers? Mrs. C said yes

Greenbriar approves patio and they have some restrictions and we don't have anything to do with it so make sure you check with them. Mrs. C. said yes she would

Patio is going to include the Pergola. Mrs. C said yes

Mr. Covitz asked that she is not applying for a variance for the patio? Chairman Tredy said that is correct.

Mr. Petrosilli asked if there were any restrictions for impervious coverage as far as the patio is concerned. Chairman Tredy said no.

Mr. Bruno asked if Greenbriar had given them an okay for the patio. Mr. Capozolli said that they did approve it and they already had the permit for the patio but the matter of the Pergola had to be settled before they could start the work on the patio.

Chairman Tredy opened the meeting to the public.

OPEN TO PUBLIC

Seeing none

CLOSED TO PUBLIC

Chairman Tredy asked for a motion in reference to the application.

Joe Lachaweic made a motion to approve this application and it was seconded by Nick Bonamassa. Roll Call (Ayes) Lachaweic, Bonamassa, Bruno, Bystrek, Covitz, Petrosilli, Tredy

Chairman Tredy stated that this application has been approved.

Chairman Tredy asked for a motion to go into Closed Session to discuss matter of Litigation.

Edward Covitz made a motion to go into Closed Session, seconded by John Petrosilli. Roll Call (Ayes) Covitz, Petrosilli, Bonamassa, Bruno, Tredy.

Abstain: Stanly Bystrek, Joe Lachaweic

CLOSED SESSION

Motion to adjourn, seconded

Adjourned at 9.02 p.m.