

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Regular Meeting
April 16, 2009**

7:30 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-Beacon, the Asbury Park Press and the Atlantic City Press. Notice was posted on the bulletin 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	Ron Bruno	Stanley Bystrek	Edward Covitz
	John Petrosilli	Antonio DeAlmeida	Dennis Tredy

Members Absent Nick Bonamassa, Anthony Mercuro

Pledge of Allegiance

Joseph Lachaweic a former board member who is now a Township committeeman would like to have a few words with us.

Joseph Lachaweic stated that he has given the board a resignation letter. He read this letter to them in which he stated that he would miss them all and had enjoyed his tenure serving with them.

Chairman Tredy said that he felt and was sure that the board felt the same way that Joe had been an asset to the board and will be missed.

Chairman Tredy asked Tony DeAmeida to step up to Joe's seat as Alternate Number 1

Chairman Tredy introduced the substitute attorney Richard Kitrick who is from Brian Rumpf's Law office.

Chairman Tredy stated that we need a motion to approve the minutes from the March meeting.

Edward Covitz made a motion of approval and it was seconded by Antonio DeAlmeida. Roll Call (Ayes) Covitz, DeAlmeida, Bruno, Bystrek, Petrosilli, Tredy

Chairman asked for a motion to approve the bills for payment.

Edward Covitz made a motion of approval and it was seconded by Ron Bruno. Roll Call (Ayes) Covitz, Bruno, Bystrek, Petrosilli, DeAlmedia, Tredy.

Chairman Tredy stated that any correspondence is always available in the office if you wish to peruse it.

BOARD COMMENTS

Chairman Tredy asked if there were any Board Comments

Antonio DeAlmedia stated that he thought the new members meeting on Saturday was more informative than the other. He also felt that the new member class enabled more questions to be asked.

Discussion took place as to where you can learn about the board business and Laurie also said that you can take the class every year if you wish because they bring up new things all of the time.

NEW BUSINESS

DOCKET NO. 12.08.BA

Donna Lee Ploplis
18 Spinnaker Way
Block 120 Lot 5
Bulk Variance

The attorney swore in Donna Lee Ploplis and Anthony Graziano Jr. Anthony stated that they were before the board because they wanted to put up a 10 by 10 shed for storage of lawn movers etc. We have no other option of storing because there is no basement.

Chairman Tredy said that you are here for lot coverage and asked if that was correct. Mr. Graziano said yes that it was.

Chairman Tredy stated that according to our engineer your property is 30% lot coverage is permitted and you are requesting a variance for 35.4 % is that correct. Mr. Graziano said that is what he believes.

Chairman Tredy said existing now you have three detached sheds already on the property. Mr. Graziano stated that he now has two Rubbermaid sheds he removed one already. I understand that you are proposed to get rid of all three and put in one 10 by 10 shed. Mr. Graziano said that is correct.

Wayne McVicar asked if he brought in the pictures that he had requested.. Mr. Graziano said yes he did. The attorney asked him to put the addresses on the back of the pictures. They are marked ZBA 1, 2,3 and 4. Ms Ploplis described what each picture depicted. Mr. Graziano also had pictures of similar properties which were marked as Exhibits 5 thru 20.

Chairman Tredy explained that the client is going to remove the sheds and will put one in place of them. This means that they are asking to do this to make the property better.

The other pictures of the neighborhood show that there are similar situations in the neighborhood.

Chairman Tredy stated that there was no one in the audience. So there was no need to open to the public. He asked the board if they had any other questions at this time.

John Petrosilli asked if there should be a time frame. It was mentioned that it was up to the board to make that decision. John Petrosilli suggested that it should be 90 days.

Chairman Tredy asked for a motion.

John Petrosilli made the motion to approve this application with the time line of 90 days to do the work. Ron Bruno seconded. Roll Call (Ayes) Petrosilli, Bruno, Bystrek, Covitz, DeAlmeida, Tredy.

Chairman Tredy explained that the ninety (90) days starts after the resolution of approval which will be next month.

BOARD COMMENTS

Motion to adjourn and seconded all in favor.

Adjourned at 8:09 P.M.