

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Regular Meeting
March 18, 2010**

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 Asbury Park Press, Times Beacon 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; Vice Chairman John Petrosilli presided and called the meeting to order.

ROLL CALL

Members Present	Nick Bonamassa	Ronald Bruno	Stanley Bystrek
	Edward Covitz	John Petrosilli	Antonio DeAlmeida
	Alvin Beveridge	Robert Lang	

Absent Tony Mercurio

Pledge of Allegiance

Vice Chairman asked if everyone had read the minutes of the regular meeting. He asked if there were any corrections, additions or deletions, if not he asked for a motion to accept.

Ed Covitz made a motion to accept the minutes, seconded by Alvin Beveridge. Roll Call (ayes) Covitz, Beveridge, Bruno, Bystrek, DeAlmeida, Lange, Petrosilli

Vice Chairman asked if he could have a motion to pay the bills.

Ron Bruno made a motion to pay the bills and it was seconded by Antonio DeAlmeida. Roll Call (Ayes) Bruno, DeAlmeida, Bonamassa, Bystrek, Covitz, Beveridge, Petrosilli.

BOARD COMMENTS

Vice Chairman asked if anyone had any comments. Mr. Petrosilli reminded the members to make sure to submit their Financial Statements. Also reminded them of the zoning class, April 10th check in is 8:00 a.m.

OLD BUSINESS

Seeing none CLOSED

NEW BUSINESS

Docket No. 02.2010.BA.
Block 41, Lot 13.02
Utilities Township of Ocean
200 Wells Mills Road.

Minutes of March 2010

Wayne McVicar the board engineer stated that he must step down due to conflict because his firm prepared the plan. Mr. Hess the board's conflict engineer from Birdsall Engineering stepped in.

Robert Budes, Esq. stated that he had Cliff Keen, Utility Administrator with him to give testimony. Cliff Keen was sworn in.

Mr. Budes referred to the plans and pictures in front of the members which shows the antenna that they wish to put up by the current facilities for the utilities department.

Mr. Keen explained that this is for the monitoring of the water tower in Greenbriar. The antenna will be able to monitor the water level inside the tower which will control the on and off of the water treatment. It would give us the ability to insure that we don't have high or low level water alarm. It is being financed by Lennar so that there will be no cost to the taxpayers on this. This is a one time antenna so if we put this up we will be able to use that signal forever without having to pay for a dedicated land line.

In reference to the letter from the board's engineer, they felt that they had addressed every item in it.

Mr. Hess speaking for the board noted that the applicant and attorney had answered all questions submitted in their letter.

QUESTIONS FROM THE BOARD

Why not do something cellular ?

Mr. Keen stated that there will be a one time cost with this procedure.

What is the purpose of the tower? What is the purpose of the antenna?

It is a water reserve for the Greenbriar section. The antennas' purpose is to monitor the level of the water in the tower.

Vice Chairman Petrosilli asked for a motion.

Antonio DeAlmeida made a motion to grant the variance.

Attorney Rumpf explained to the board that this application is a "D" variance and it would require a five member vote as the board engineer has already explained there is a beneficial use with this application so the board needs to determine whether relief can be granted without detriment to the public. The motion would require five (5) affirmative votes in order to pass the use variance to permit this installation.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Minutes of March 2010

Vice Chairman Petrosilli stated that we have a motion on the floor to accept the application and asked if there was a second.

Edward Covitz seconded it. Roll Call (Ayes) DeAlmeida, Covitz, Bonamassa, Bruno, Bystrek, Beveridge, Petrosilli

Attorney Rumpf stated that he had received a phone call from Attorney Budes a couple of hours before the meeting making a request that he prepare a resolution for this evenings meeting so that they could get started as soon as possible. By memorializing a resolution tonight you would allow the permits to be issued without the delay of 30 days as we usually customarily do. He did take the liberty of preparing the resolution anticipating the board's decision.

Vice Chair asked if anyone had any objections. Seeing none he asked the attorney to read the resolution.

Attorney Rumpf read the resolution into the record.

Resolution 2010.6.BA
"D" Use Variance - Height
Block 41, Lot 13.02
Utilities of Township of Ocean
200 Wells Mills Road
Docket No. 02.2010.BA

Ron Bruno made a motion to accept the Resolution and Ed Covitz seconded it. Roll Call (Ayes) Bruno, Covitz, Bonamassa, Bystrek, DeAlmeida, Beveridge, Petrosilli

Motion to Adjourn
Respectfully Submitted

Laurie F. Clune
Board Secretary

LFC/ld