

**ZBA Meeting Minutes 9-16-2010**

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Regular Meeting  
September 16, 2010**

**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 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; Chairman Tony Mercuro presided and called the meeting to order.

**ROLL CALL**

Members Present	Ronald Bruno	Stanley Bystrek	Edward Covitz
	John Petrosilli	Antonio DeAlmeida	Robert Lange
	Tony Mercuro		

Absent: Nick Bonamassa, Alvin Beveridge

**Pledge of Allegiance**

Chairman Mercuro asked if there were any corrections or addition to the minutes. Seeing none he asked for a motion to accept them.

Edward Covitz made a motion to approve the minutes and Antonio DeAlmeida seconded them. Roll Call (Ayes) Covitz, DeAlmeida, Bruno, Bystrek, Petrosilli, Lange, Mercuro.

Chairman Mercuro asked for a motion to approve payment of the vouchers. John Petrosilli made a motion to pay the bills and Ed Covitz seconded it. Roll Call (Ayes) Petrosilli, Covitz, Bruno, Bystrek, DeAlmeida, Lange, Mercuro.

**BOARD COMMENTS**

Tony DeAlmeida asked if anyone had heard of pervious concrete. It is a new process. He wants to know if you could do the whole yard with it. Wayne McVicar said that it would still be considered impervious. That would have to be considered by the Township Engineer and if so then he would have to recommend to change the ordinance.

John Petrosilli said that Laurie sent a letter to Mr. Lynch. The Chairman and John talked about it and he contacted Mr. Lynch and he received an email back. What our discussion was about was to look into the consolidations of the lots adjacent to each other. He wrote back and said that he had received my email and would look into the matter, "it is a very

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complicated issue, I completed a comprehensive review of undersized lots 9 or 10 years ago and will need to review that information before I can respond". That is where we stand.

Chairman Mercurio said this rule of where you have commonality ownership of two lots, that is only for undersized lots? Laurie explained that if they are undersized fronting the same street and are deeded to the same person they would be able to merge them. She understands that it is up to the tax accessor. If they have not been merged she would send them to the tax accessor. Because some people have merged lots but are still receiving two separate tax bills so that is why Laurie would send them to Martin for confirmation.

Bob Lange asked what is the code for air conditioner condensers, do you need a zoning permit?

Laurie stated that she only asks that they bring in a survey and draw where it is going to go to make sure that they are not placing it on the property line away from their bedroom window and towards their neighbor. There is no zoning it is part of the building jacket and she just gives it a quick review.

Chairman Mercurio said that our zoning pamphlet says that you have to park your boat in the driveway and he thought that there was a standard that you needed two off street parking spaces for a house. Is there anything like that? Bob Lange said that he didn't think it was for existing houses, but it is for new developments. Chairman Mercurio said that if we are telling people to park their boat in the driveway then they don't have two parking spaces for their cars.

### **OLD BUSINESS**

Resolution # 2010.13

Peter & Mary Jeanne Smith

Block 57.09, Lot 28

10 Cape May Court

"C" Variance

Chairman asked for motion to accept the resolution. John Petrosilli made the motion and it was seconded by Ron Bruno. Roll Call (Ayes) Petrosilli, Bruno, Bystrek, Covitz, DeAlmeida, Mercurio

Docket # 05.2010.BA

Salvatore M. Ferraro

Block 239, Lot 28.21

Bayview Drive

"C" Variance

Letter to carry until the October meeting because he has hired an architect but needs the additional time.

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Motion to carry until October was made by John Petrosilli, seconded by Edward Covitz.  
Roll Call (Ayes) Petrosilli, Covitz, Bruno, Bystrek, DeAlmeida, Mercurio

Docket # 14.07 BA  
Manuel Pereira  
92 Marine Road  
Block 240, Lot 13  
Bulk Variance

Mr. Pereira said that his engineer has revised the plans to meet the requirements that Wayne has asked for. Wayne stated that he will review it and will advise us.

Brian Rumpf explained that there was no need for a motion to carry this application. With the plans in our engineer's hands it will move forward.

NEW BUSINESS

NONE

Motion to adjourn. Adjourned at 8:18 P.M.

Respectfully Submitted

Laurie F. Clune  
Board Secretary

LFC/ld