

**ZBA Meeting 11-14-2011**

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Regular Meeting  
November 14, 2011**

**7:00 P.M.**

Pledge of Allegiance

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, 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 John Petrosilli called the meeting to order.

**ROLL CALL**

Members Present	Ron Bruno	Stan Bystrek	Edward Covitz
	Antonio DeAlmeida	Stan Anderson	John Petrosilli

Absent: Robert Lange, Raymond Roskowski

Chair asked if everyone had an opportunity to read the minutes of the meeting. He asked if there were any corrections, if not he asked for a motion to approve.

Ed Covitz made a motion to approve the minutes and Ron Bruno seconded it. Roll Call (Ayes) Covitz, Bruno, Bystrek, Anderson, Petrosilli.

Tony DeAlmeida made a motion to approve the bills and Stan Bystrek seconded it. Roll Call (Ayes) DeAlmeida, Bystrek, Bruno, Covitz, Anderson, Petrosilli.

**BOARD COMMENTS:**

**OLD BUSINESS**

None

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### NEW BUSINESS

George Flora Jr.  
Docket No 13-11.BA  
Block 235, Lot 4  
75 Barnegat Beach Drive  
Bulk Variance – Lot coverage and rear yard setback

Chairman asked Mr. Flora to step forward and the attorney swore him in.

Chairman asked Mr. Flora if he was in receipt of the board engineer's letter.

Mr. Flora said yes he was.

Chairman said to give a description of what he wants to do and then Mr. McVicar will go over his letter with him.

Mr. Flora said that he would like to put an addition to the existing house, four bedrooms and living space as well as an addition to the garage, another bay that would enlarge the loft for storage space.

Engineer McVicar stated that this property needs three variances, lot coverage, rear yard setback and second floor height.

Mr. McVicar asked Mr. Flora to bring his pictures forward to the attorney to be marked A-1 thru A-5. Mr. Flora described the picture and handed them to the board as he did so.

As to the engineer request, Mr. Flora stated that his need for larger garage is because of his large truck and the upstairs will be used for storage because of all of the items they have for their children. Mr. Flora said he did change the height of the upstairs so that it would not be habitable. Which means he does not need a variance for height.

Engineer McVicar stated that the addition to his existing house is large. Mr. Flora said that he bought the house when he was alone, now he is married with two children and one on the way. He needs the 3 bedrooms and bathroom and a utility room.

Mr. Flora feels the house with addition will be an asset to the neighborhood. He stated that it would not impact on the woods. Mr. Flora stated that he has no intent of a home occupation. He has a woodstove in the garage to heat it so he can work in the garage and he might add a sink to wash up in but no other utilities. There is an existing staircase in the garage that goes to the upstairs. He doesn't feel that he will be out of character for the

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Neighborhood, his design will appear to be similar to others. His hardships are he can't go up because of the ground and his house was originally built too close to lot line. He also feels that his addition and improvements would improve the value of the neighborhood.

Chairman Petrosilli asked if the flat roof will be kept, Mr. Flora said that when he has his entire house complete he would not be against removing that because it is an existing bathroom now. He said that the old utility room would also be going when he has the new one in place.

Tony DeAlmeida asked about the plans and Mr. Flora explained what his plans are.

Chairman Petrosilli said that he would like to see a better rendition of what this is going to be like in the end.

Tony DeAlmeida said that the variance issue is the garage and his house is within the setbacks so this house is not in the variance situation.

Mr. Bruno asked if there would be any plumbing in the garage. Mr. Flora said only a sink.

Chairman Petrosilli asked if a condition to the resolution that there will be no additional sheds. Tony DeAlmeida said that he is taking some things off so the lot coverage will be lower.

Ed Covitz asked about lot coverage percentages. Stan Anderson asked about floor height. Mr. Flora answered both questions with the floor of the addition being three feet higher.

Tony DeAlmeida stated that his is only increasing lot coverage is minimal 2 per cent, woods behind him so that won't bother anyone.

Mr. Bruno stated his concern that there will be someone living upstairs. Mr. Flora stated that the window is for light. Mr. McVicar said that the ceiling height is 6' so it is not habitable.

Motion to approve by Stan Bystrek and seconded by Stan Anderson. Mr. McVicar said that there should be conditions on the resolution. The three conditions are (1) that the second story garage ceiling height shall not exceed 6' 10" (2) that the utility room to the left of the property will be removed and which is approximately 10' x 9'. (3) There will be no more structures on the property that would increase lot coverage.

Roll Call (Ayes) Bystrek, Anderson, Bruno, Covitz, DeAlmeida (No) Petrosilli

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OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

Mr. Flora said to Mr. Petrosilli that he would drop off the drawings to him if he would like. Mr. Petrosilli said he could drop them to the office.

Chairman Petrosilli asked if there was any other business to be discussed.

Seeing none, he wished everyone a Happy Thanksgiving.

Motion to adjourn at 7:56 P.M.

Respectfully Submitted By,

Laurie Clune  
Recoding Secretary  
LC/lc