

ZBA Meeting 12-15-2011

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Regular Meeting
December 15, 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	Robert Lange	Raymond Roskowski
	Stan Anderson	John Petrosilli	

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.

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

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

BOARD COMMENTS:

The Chairman asked if everyone had received their RFP's. This year they are mainly on CD's. If anyone needs to have Laurie set it up in the office for you to peruse, or to look at the hard copy. There is only one hard copy for each professional. He stated that in January we will be voting on our selection so look them over before them.

Laurie gave each member the old application for a variance and she has made up a new draft. She would like everyone to look it over and they could decide at the January ZBA

ZBA Meeting continued 12-15-2011

meeting if the new one is acceptable or if there are any changes they would like to see, then it will go to the Township Committee.

OLD BUSINESS

Resolution #10.11.BA
George Flora Jr.
Block 235, Lot
75 Barnegat Beach Drive
Bulk Variance, Lot coverage and rear yard setback.

Tony DeAlmeida made a motion to accept the resolution, and Stan Anderson seconded it. Roll Call (Ayes) DeAlmeida, Anderson, Bruno, Bystrek, Covitz, Roskowski.
ZBA Meeting 12-15-2011.

NEW BUSINESS

Docket #06.11.BA
Michael & Ellen Marra
Block 47, Lot 15
385 Route 9
Bulk Variance, Front and Rear yard setbacks

Chairman asked Mr. & Mrs. Marra to step forward. Attorney Rumpf swore both Mr. & Mrs. Marra in.

Chairman asked Mr. Marra to give a brief description as to what he would like to do. Mr. Marra said that he was renovating the house and in doing so he found the outline of a former front porch. This building from information that he could find out was built in the 1700's and it used to be a stagecoach stop His idea is that he would like to put the front porch back on.

Chairman asked if they lived in the house. Mr. Marra said no he does not he rents it out.

Engineer McVicar went over his letter and asked about the garage. It looks very nice and it looks like it could be an apartment. Mr. Marra said no it is not it is just a garage.

Mr. McVicar asked Mr. Marra to present the pictures and Attorney Rumpf said he would mark them as exhibits. Attorney Rumpf said that he has marked the pictures as A1-A15. and Attorney Rumpf asked if Mr. Marra personally took the pictures. He said yes he did. Mr. Marra explained what each picture was as he presented them.

ZBA Meeting continued 12-15-2011

Mr. McVicar asked Mr. Marra to tell the board about the property surrounding his place, which he did.

Mr. McVicar asked if there are any lots in the neighborhood with similar situations. He said no there were none.

Mr. Marra said that the porch would not affect any neighbors as to light, air and neither does the garage. There are a few other houses in the neighborhood similar.

Mr. Marra just wants to bring the house back to the original historical character, which would be a positive enhancement.

Chairman Petrosilli asked if the board had any questions.

Stan Anderson asked why do you need a variance on the side? It was explained to Mr. Anderson and Mr. Marra that his house sits on two streets.

Stan Bystrek asked if the garage were built when the setback was different would he still need to get a variance for it? Laurie explained that there was no paperwork on file to show when the garage was built or what the setbacks were at that time. Bob Lange stated that it certainly was there before he came here and he feels that it was at least built in the 60's.

Chairman Petrosilli said that the garage was a business and wanted to know if they could put it in the resolution that he would not make a business out of it. Mr. Marra said he did not want to put anything in the resolution that would hamper him in selling for business because it is in the commercial zone in the future.

Attorney Rumpf asked if he was going to tie it in with the existing dwelling. Mr. Marra said it would match the rest of the house.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

OPEN TO THE PUBLIC FOR GENERAL COMMENTS

Seeing none

ZBA Meeting continued 12-15-2011

CLOSED TO THE PUBLIC

Chairman asked the board for their decision.

Ed Covitz made a motion to approve and Bob Lange seconded it. Attorney Rumpf stated that the resolution would state that the garage could not be used for habitable occupation and the roof and porch material will match the existing structure. Roll Call (Ayes) Covitz, Lange, Bruno, Bystrek, DeAlmeida, Roskowski, Petrosilli.

Discussion took place by the board in reference to some questions that they had about setbacks, and other concerns.

Motion to adjourn

Adjourned at 7:45 P.M.

Respectfully Submitted,

Laurie Clune,
Recording Secretary
LC/ld