

ZBA Meeting 12-20-2012

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Regular Meeting
December 20, 2012**

7:03 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, 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.

PLEDGE OF ALLEGIENCE

ROLL CALL

Members Present	Stanley Bystrek	Edward Covitz	Tony DeAlmeida
	Robert Lange	Stan Anderson	Al Linck
	John Petrosilli		

Absent: Ron Bruno Raymond Roskowski

ADMINISTRATIVE

Chairman asked if there were any changes to the minutes of October 18, 2012, seeing none asked for a motion.

Stan Anderson made a motion to accept the minutes and Tony DeAlmeida seconded the motion. Roll Call (Ayes) Anderson, DeAlmeida, Bystrek, Covitz, Linck, Petrosilli

Chairman asked if there were any changes to the minutes of November 15, 2012, seeing none asked for a motion.

Ed Covitz made a motion to accept the minutes and Tony DeAlmeida seconded the motion. Roll Call (Ayes) Covitz, DeAlmeida, Lange, Anderson.

Chair asked if there was a motion to accept the bill list.

Ed Covitz, made a motion to approve the bills and Bob Lange seconded the motion.
Roll Call (Ayes) Covitz, Lange, Bystrek, DeAlmeida, Anderson, Linck, Petrosilli

ZBA Meeting 12-20-2012

BOARD COMMENTS

Chairman Petrosilli thanked everyone for their work this year and wished everyone a Happy Holiday.

OLD BUSINESS

Resolution No. 2012.18.BA
Docket # 11.12.BA
Joseph and Maria Leeza
109 Demmy Avenue
Block 181.08, Lot 9
“C” Rear Yard Setback

Chair asked for a motion in reference to the Resolution for Leeza.

Bob Lange made a motion to approve the resolution and Stan Anderson seconded the motion. Roll Call (Ayes) Lange, Anderson, Covitz, DeAlmeida.

NEW BUSINESS

Docket No. 12-12-BA
John Nese
Block 231, Lot 4
84 Oak Knoll Road
“C” Lot Area

Chair asked Mr. Nese to step forward, Attorney Rumpf swore Mr. Nese and Mr. Nese sat down at the microphone.

Chair asked Mr. Nese if he was in receipt of the letter from the engineer. Mr. Nese said yes that he was. Chair asked Mr. Nese to explain briefly what it is that he wants to do.

Mr. Nese said that he wants to build a one family house for his daughter. It is a two story house but it fits in the neighborhood.

Engineer Jim Oris stated that in his review letter he provided an overview of the information that was provided to his office. The applicant is proposing to meet all of the zoning requirements except with the size of the lot.

Mr. Oris asked Mr. Nese if he sent a letter to the neighboring properties asking if they could sell him some property to make his lot conforming? Mr. Nese said that his neighbors did not want to sell to him or buy from him.

ZBA Meeting 12-20-2012

Attorney Rumpf stated that Mr. Nese did provide the letters that were sent to his neighbors in reference to purchasing or selling their properties.

Engineer Oris went over his letter with Mr. Nese and confirmed that the building would be consistent with the neighborhood character. With regard to drainage he confirmed with Mr. Nese how he would address the runoff from the roof and the property grading. Mr. Oris said that if the applicant is approved he would request that a grading plan be submitted to demonstrate how the property would be graded so it wouldn't impact the adjoining property owners. It may be something that would be beneficial to both the applicant and the surrounding property owners assuring that they are not impacted in any manner. Mr. Nese said that he will comply with zoning setbacks. He said that the maximum size of the house with garage is 52 feet.

Chair asked if they could have a corrected plan sent to the engineer before he can move ahead. It was determined that he would do so.

Chair asked if this property was wetlands, and Laurie explained that Mr. Nese has DEP approval.

OPEN TO THE PUBLIC

Mrs. Bonney stated that her concern is the water that may impact her property. She wanted to know if he is going to fill his property, Mr. Nese said yes he was.

Chair stated that the leaders would face the street. Mr. Nese said that there would also be a berm, which will be in between his property and Mrs. Bonney's.

Engineer explained that what is required from the applicant is a grading plan which would demonstrate how the grading will be proposed and it will be required that the applicant direct the storm water runoff from the ground to be directed away from the surrounding properties to the street.

CLOSED TO THE PUBLIC

Chair asked for a motion for this application.

Tony DeAlmeida made a motion to approve this application with the stipulation of the applicant present corrected plans and his grading plan to the engineer for approval, Stan Anderson seconded it. Roll Call (Ayes) DeAlmeida, Anderson, Bystrek, Covitz, Lange, Linck, Petrosilli.

ZBA Meeting 12-20-2012

OPEN TO PUBLIC

Seeing none

CLOSED TO PUBLIC

Chair asked for a motion to adjourn.

Motion to adjourn at

Adjourned at 8:05 P.M.

Respectfully Submitted,

Laurie Clune
Recording Secretary

LC/lc