

ZBA Meeting 5-16-2013

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
May 16, 2013**

7:00 P.M.

PLEDGE OF ALLEGIENCE

The regular meeting of the Zoning Board of Adjustment was held on the above date and time;

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 and the Asbury Park Press. Notice was posted on the bulletin board in the Administration Building.

ROLL CALL

Members Present	Ronald Bruno	Edward Covitz	Antonio DeAlmeida
	Robert Lange	John Petrosilli	Raymond Roskowski
	Albert Linck	Stan Anderson	

Absent: Stanley Bystrek

Professionals: Attorney Brian Rumpf, Engineer Patrick Jeffrey

Chair asked for a motion for the minutes of Regular meeting of April 18, 2013. Ed Covitz made the motion to approve and Bob Lange seconded the motion.

Roll Call (Ayes) Covitz, Lange, Bruno, DeAlmeida, Roskowski, Anderson, Petrosilli

Chair asked for a motion to approve the bills. Ed Covitz made a motion to approve and Ron Bruno seconded the motion.

Roll Call: Covitz, Bruno, DeAlmeida, Lange, Roskowski, Linck, Anderson, Petrosilli.

CORRESPONDENCE - None

RESOLUTIONS

Resolution No. 2013-7-BA
Lord of Lord's Bible Community Church
442 Route 9 North
Block 195 Lot 1.04
"D" Variance - Change of Use

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Chair asked for a motion for the Resolution. Ed Covitz made a motion to approve and Bob Lange seconded it. Roll Call: (Ayes). Covitz, Lange, Bruno, Roskowski, Anderson, Petrosilli.

Resolution No. 2013-8-BA
Joseph & Kelly Dwyer
18 Hawkins Way
Block 166, Lot 4
Bulk Variance – Side Yard

Chair asked for a motion. Ray Roskowski made a motion to approve and Ed Covitz seconded it. Roll Call: (Ayes) Roskowski, Covitz, Bruno, Lange, Anderson, Petrosilli.

NEW BUSINESS

Docket # 11-11-BA
Joy Hernandez
28 North Navajo Drive
Block 241.04, Lot 44
Home Occupation

Attorney Rumpf swore Joy Hernandez in. Mrs. Hernandez stated that she would like to have a hairdressing business in her home.

Engineer Jeffries said that according to records in 2011 Mrs. Hernandez completed an addition to her home and he asked her to describe the size of the addition.

Mrs. Hernandez stated that the addition is 12 x 16 and it intended to be a pantry, washroom, mudroom, and laundry room. She said that the proposed hair saloon would be in a portion of that space. She intends to put one hairdresser chair, there is already a sink that would be used for the washing hair and there is also a chair at that. She only intends to have one client at a time. She has parking for one clients car and she would be the only person servicing the client. There is a separate outside door for the business. The hours of operation would be from 11:00 a.m. to 7:00 p.m. She has about one delivery a month by UPS during normal business hours. She would not be open on weekends.

She said her clients are mostly friends and family. She may see 5 clients a day and only 2 maybe 3 days a week. She doesn't feel that there is any negative impact on her neighbors. There is another business in the neighborhood also, which is a T-Shirt business. There is also a neighbor that is a painter who has his office in his home.

Engineer noted that there are two other issues on the property. One is shed that is not within the setback required of 3 feet, Mrs. Hernandez said that the shed was there when the bought their home. There is also a deck not within the setback of 10 feet required

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Mrs. Hernandez said that the deck was also there but there was a space between the deck and pool that they felt would be dangerous we extended the deck to meet the pool for safety reasons.

Mrs. Hernandez submitted pictures of the deck and Attorney Rumpf marked them as Exhibit A-1 Thru A-11

BOARD COMMENTS

Mr. Lange asked if she would object to restrictions of no employees and no weekends. Mrs. Hernandez said that she would not have any objections.

If there is a requirement for her to be registered with the Board of Health or any other requirements from local, county or state regulations she would adhere to them.

OPEN TO PUBLIC

Seeing none

CLOSED TO PUBLIC

Chair asked for a motion.

Ed Covitz made a motion to approve the resolutions of a Home Occupation with the conditions as stated by Attorney Rumpf: 1) two bulk variance requested 2) no employees 3) hours will be 11:00 a.m. to 7:00 p.m. on weekdays 4) no signage 5) will comply with any local, county and state health requirements that pertain to this particular type of use. Bob Lange seconded it. Roll Call (Ayes) Covitz, Lange, Bruno, DeAlmeida, Roskowski, Linck, Anderson, Petrosilli.

OPEN TO PUBLIC

Seeing None

CLOSED TO PUBLIC

Motion to Adjourn

Motion Adjourned at 7:29

Respectfully Submitted,

Laurie Clune,
Board Secretary
LC/lid