

**ZBA Meeting 6-20-2013**

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Minutes  
June 20, 2013**

**7:16 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	Antonio DeAlmeida	Robert Lange
	John Petrosilli	Raymond Roskowski	Albert Linck
	Stan Anderson		

Absent: Stanley Bystrek, Edward Covitz

Professionals: Attorney Brian Rumpf, Engineer Jim Oris

**MINUTES**

Chair asked for a motion for the minutes of Regular meeting of May 16, 2013. Bob Lange made the motion to approve and Ron Bruno seconded the motion.

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

Chair asked for a motion to approve the bills. Tony DeAlmeida made a motion to approve and Bob Lange seconded the motion.

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

**CORRESPONDENCE** - None

**MATTERS OF THE BOARD** - None

## **ZBA Meeting 6-20-2013**

### **RESOLUTIONS**

#### **Resolution No. 2013-9-BA**

Joy Hernandez  
North Navajo Drive  
Block 241.04 Lot 44  
Bulk Variance

Chair asked for a motion for the Resolution. Ron Bruno made a motion to approve and Tony DeAlmeida seconded it. Roll Call: (Ayes). Bruno, DeAlmeida, Lange, Roskowski, Linck, Anderson, Petrosilli.

### **NEW BUSINESS**

#### **Docket # 04-13-BA**

Joseph and Barbara Papiez  
79 Oregon Avenue  
Block 196, Lot11  
Bulk Variance

Attorney Rumpf swore Joseph and Barbara Papiez in.

Chair asked for a brief overview of what they would like to do. Mr. Papiez stated that they are going to demo the structure that is there that was damaged due to Hurricane Sandy. They would like to elevate that house to what is required and where the sun porch came off the side of the house they would like to square that part of the house off and cantilever where they will have a closet inside. Mr. Papiez stated that they were going to build the new elevated house in the same footprint except for squaring off the house.

Jim Oris stated that he was under the impression that they were elevating the existing structure. If that is not the case the board needs to understand.

So what Mr. & Mrs. Papiez are stating is that they are going to leave the existing foundation, take the wooden structure off of the foundation and dispose of it. They are going to put a new wooden structure on a raised foundation built to today's standards.

Mr. Oris asked if they understand that they will have to have a professional engineer review their existing foundation and then they will be able to provide the building department with adequate foundation plans to demonstrate that the existing foundation will be sufficient to meet today's codes and standards. Mrs. Papiez stated that their contractor will be doing that with the building department.

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Discussion took place in reference to the notice, after Attorney Rumpf and Engineer Oris reviewed the notice they deemed it sufficient.

### **BOARD COMMENTS**

Tony DeAlmeida and Bob Lange both spoke to going forward.

Engineer Oris went over his letter with Mr. & Mrs. Papiez. He asked for testimony in reference to setbacks, structure, elevation, acquiring neighboring property, negative impact for neighborhood and it will be consistent with neighborhood and surrounding properties, drainage pattern, roof leaders and what is proposed, Mr. & Mrs. Papiez gave testimony that was approved. They did state that they want to set the finished floor elevation one foot over what is required.

Mrs. Papiez presented photographs to Attorney Rumpf which he marked as Exhibits A-1 thru A-23

### **OPEN TO PUBLIC**

Seeing none

### **CLOSED TO PUBLIC**

Chair asked for a motion.

Motion to approve was made by Stanley Anderson with stipulations that Attorney Rumpf read before the board and seconded by Bob Lange. Roll Call (Ayes) Anderson, Lange, Bruno, DeAlmeida, Roskowski, Linck, Petrosilli.

Attorney Rumpf stated that normal procedure is that when a case is heard and approved the Resolution is presented at the next month's meeting for memorialization. However the Zoning Officer very sympathetic to the fact that you are displaced requested that he attempt to prepare a Resolution this evening to speed your process up by one month.

Attorney Rumpf asked the Chairman for his permission to read the Resolution into the record and it can be voted on thereby saving them the 30 days which allows them to get going with their project. He would fix it with the changes that were voted on tonight and send it to the Zoning Officer tomorrow.

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### **Resolution #2013-10-BA**

Joseph and Barbara Papiez  
79 Oregon Avenue  
Docket # 04-13-BA  
Block 196, Lot 11  
Bulk Variance

Chair asked for a motion to approve the Resolution. Ray Roskowski made a motion for approval and Ron Bruno seconded it. Roll Call (Ayes) Roskowski, Bruno, DeAlmeida, Lange, Linck, Anderson, Petrosilli.

### **Docket #03-13-BA**

Grace DeMacedo  
81 Baltic Avenue  
Block 200, Lot 39  
Bulk Variance

Attorney Rumpf swore Grace DeMacedo and Frank Baer, Engineer in.

Chair asked for a brief explanation of your proposal. Mr. Baer stated that Ms. DeMacedo has a house that was damaged by the storm. She is proposing to remove the existing dwelling, foundation also. Replace it with a two story modular supported on pilings. This would also allow for parking under the house.

Mr. Baer presented letters from neighbors stating that they are not interested in selling or buying. Attorney Rumpf stated that he would mark the responses as Exhibits A-1 – A-4. Mr. Baer also presented pictures of the neighboring homes and Ms. DeMacedo's house. Attorney Rumpf stated that he would mark the pictures Exhibits A -5 - A-9.

Engineer Oris went over his letter as to variances needed, what is proposed, what is requirements. Asked for testimony in reference to surrounding properties as to how it would affect the neighborhood, and the proposed structure would adhere to requirements, i.e. height of structure, drainage, grading, step setbacks.

Engineer Baer did ask if it would be possible for a Resolution tonight. Attorney Rumpf stated that if there is a favorable decision tonight he is prepared to present a resolution if the Board requests it.

## **OPEN TO PUBLIC**

Seeing None

## **CLOSED TO PUBLIC**

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Chair asked for a motion. Stan Anderson made a motion to approve and Tony DeAlmeida seconded it. Roll Call (Ayes) Anderson, DeAlmeida, Bruno, Lange, Roskowski, Linck, Petrosilli.

**Resolution #2013-11-BA**

Grace DeMacedo  
Docket # 03-13-BA  
81 Baltic Avenue  
Block 200, Lot 39  
Bulk Variance

Chair asked for a motion to approve the Resolution. Tony DeAlmeida made a motion for approval and Bob Lange seconded it. Roll Call (Ayes) DeAlmeida, Lange, Bruno, Roskowski, Linck, Anderson, Petrosilli.

OPEN TO PUBLIC

Seeing None

CLOSED TO PUBLIC

Motion to Adjourn

Meeting Adjourned at 8:37 P.M.

Respectfully Submitted,

Beth O'Connor  
Alternate Secretary

BOC/ld