

**TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
June 18, 2015**

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

ROLL CALL

Members Present:	Stan Anderson	Ronald Bruno	
	Edward Covitz	Antonio DeAlmeida	Brian Higgins
	John Petrosilli	Raymond Roskowski	Albert Linck

Professionals:

Attorney Brian E. Rumpf, Esq.
Engineer Patrick Jeffrey

The Chairman John Petrosilli asked for a motion for the minutes of the Regular meeting on May 21, 2015. Brian Higgins made a motion to approve and Ronald Bruno seconded the motion. Roll Call: (Ayes) Higgins, Bruno, Anderson, Covitz, DeAlmeida, Roskowski, Linck.

The Chairman asked for a motion to approve the bills Stanley Anderson made a motion to approve and Raymond Roskowski seconded the motion. Roll Call: (Ayes) Anderson, Roskowski, Bruno, Covitz, DeAlmeida, Higgins, Roskowski, Linck, Petrosilli.

CORRESPONDENCE - None

MATTERS OF THE BOARD – None

BOARD COMMENTS:

The Chairman suggested to the board members to take a look at the Master Plan which is found on the Township website.

RESOLUTIONS

Resolution No. 2015-11-BA, Brian Sabarese, Docket # 01-15-BA, 113 Michigan Avenue, Block 178 Lot 6.03, Side yard and rear setbacks for an in ground pool.

The Chairman asked for a motion to accept the Resolution Edward Covitz made a motion to approve and Antonio DeAlmeida seconded the motion. Roll Call: (Ayes) Covitz, DeAlmeida, Anderson, Bruno, Higgins, Roskowski, Linck.

Resolution No. 2015-12-BA, Daniel & Virginia G. Smith, Docket # 02-15-BA, 21 One Eye Way, Block 157 Lot 11, bulk variance/several setbacks.

The Chairman asked for a motion to accept the Resolution Edward Covitz made a motion to approve and Stanley Anderson seconded the motion. Roll Call: (Ayes) Covitz, Anderson, Bruno, DeAlmeida, Higgins, Roskowski, Linck.

OLD BUSINESS

NONE

NEW BUSINESS

Robert & Carrie Campanile

Docket# 03-15-BA

142 Morey Place Road

Block 56 Lot 4

Accessory building exceeds 50% of the principle structure, lot coverage, and front yard setback.

The Board Attorney Brian Rumpf swore in Robert Campanile from 142 Morey Place Road. He would like to erect a 40x60x17 poll barn on his property. It is a one story no second floor inside. This will be used for personal use and storage. The Chairman asked for a rendering of the structure. He passed that around, marking it in as A-1.

There was discussion on what side of the property would this structure be on. The Chairman asked if this was a 'kit' type of structure. Mr. Campanile stated it was. He stated you could pick any size you desire.

Patrick Jeffery began to go through the Engineer's Letter regarding the comments. He stated for the record that the calculations were correct in the report, but the first page stated it was 20x60 where it is 40x60 proposed. The relief needed would be the accessory structure must meet the front setback of the principle structure, the accessory structure may not exceed 50% of the principle structure, and the overall coverage is over the required 3% where 5% is proposed. The engineer asked if this would cause any detriment to the neighbors. Mr. Campanile stated it would not because they would not be able to really see it. The Engineer asked for him to provide some testimony regarding the need for this structure. Mr. Campanile stated he needed this space for his storage, kids quad, and training his dog. The Chairman asked if the dogs could be trained in a smaller structure. Mr. Campanile stated he could not. The Engineer stated that the structure is approximately 74% larger than the size of the principle structure.

The Engineer asked the applicant to provide more testimony regarding the designated area for these use purposes. The Engineer asked if there were advantages of having the dog trained within the building. He stated yes for weather purposes and the sound would be less. The Engineer asked about the cleared area on the property if it will be used for the proposed structure. Mr. Campanile stated no because he uses that area for other training of the dog. He stated he would have to clear more trees for the proposed structure. Mr. Covitz stated that he may have to go to the Environmental Commission. The Engineer stated you may have to if you are over on the amount of trees per acre that you are clearing. The Engineer asked if you propose to connect the driveway existing to the proposed structure. He stated it would not.

The Engineer stated that the proposed structure would be to the left/west of the property. The Engineer asked that do other trainers come to the home. Mr. Campanile stated only one sometimes. Mr. Campanile will be removing some of the trees that buffer the roadway. The Engineer asked if he were proposing any utilities to the structure. Mr. Campanile stated he has not really gotten that far yet, but he is not proposing that now. He stated that the area would be one big open space with no office areas. The Engineer asked if he could provide testimony on the shape of the lot. Mr. Campanile stated that it is an odd shape. The Engineer specified that the ordinance states you must be 200 feet from the front where his lot does not provide that. He asked the applicant if he could obtain more land and the applicant stated he could not. The Engineer asked if other properties in the area had similar barns. Mr. Campanile stated his neighbor had one that was slightly smaller than the large home on the property.

The Chairman asked if the board had any questions at that time. Ron Bruno asked if there will be any utilities and the applicant stated no.

Raymond Roskowski asked about the noticing. The Board Attorney confirmed everything was noticed correctly. Antonio DeAlmeida asked why not turning the barn in a different direction? The applicant stated he never thought of that. Raymond Roskowski asked how long he has been doing the training of the dogs. Mr. Campanile stated that he has been doing it for a long time. Raymond Roskowski asked if he is proposing to keep both structures on the property. He stated he would like to keep it. The Chairman asked if it would be a hardship to conform to the one proposed structure. He stated it would not be something he would like, but if he had to remove then he would. Brian Higgins asked if there were other neighbors around you at the end of the road. Mr. Campanile stated there is one more neighbor on the right side. Edward Covitz stated that if this is approved other individuals might say they can do this because it had been approved for this application. The Engineer stated every property should be held on its own merit. Edward Covitz asked if this were a business. Mr. Campanile stated it was not.

No further comments from the board.

OPEN TO THE PUBLIC

Seeing none

CLOSED TO THE PUBLIC

The Chairman asked for a motion. Raymond Roskowski made a motion to approve of the application and Brian Higgins seconded it. Roll Call: (Ayes) Roskowski, Higgins, Anderson Bruno, Covitz, DeAlmeida, Linck, Petrosilli.

The Chairman explained the building permits that have to be filed and that the resolution would be memorialized at the next regular meeting.

Any questions from the board the Chairman asked; no questions. The Chairman opened it up to the public

OPEN TO THE PUBLIC

Seeing None

CLOSED TO THE PUBLIC

Stanley Anderson made a motion to approve of the application and Brian Higgins seconded it. Roll Call: (Ayes) Anderson, Higgins, Bruno, DeAlmeida, Roskowski, Linck, Covitz.

The Chairman stated that they must obtain the necessary building permits and that the resolution will be memorialized next regular meeting.

BOARD COMMENTS:

There was discussion regarding the stairs and encroachments and writing it up to submit to the Planning Board.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS

Next Regular Meeting July 16, 2015
Motion to Adjourn
All in favor
Meeting Adjourned at 7:39 PM.

Respectfully Submitted,
Renée Dronebarger
Board Secretary
RD