

**TOWNSHIP OF OCEAN  
Zoning Board of Adjustment  
Regular Meeting  
August 20, 2009**

**7:30 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, the 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 Dennis Tredy presided and called the meeting to order.

**ROLL CALL**

Members Present	Nick Bonamassa	Ronald Bruno	Stanley Bystrek
	Edward Covitz	John Petrosilli	Dennis Tredy

Absent: Anthony Mercuro, Antonio DeAlmeida

**Pledge of Allegiance**

Chairman Tredy asked Laurie if there had been a request for 100 Lighthouse Drive is being asked to carry. Laurie stated that yes they did, Attorney Rumpf also said that he had a letter stating that they would be out of state.

Chairman Tredy asked for a motion to carry. Edward Covitz made a motion to carry and Ron Bruno seconded it. Roll Call (Ayes) Covitz, Bruno, Bonamassa, Bystrek, Petrosilli, Tredy.

Chairman Tredy announced that if anyone is here because of this application it will be heard at our next regular meeting which is September 17, 2009.

Chairman Tredy asked for a motion to approve the minutes of July 16, 2009. Edward Covitz made a motion to approve and it was seconded by John Petrosilli, Roll Call (Ayes)Covitz, Petrosilli, Bruno, Bystrek, Tredy.

Chairman Tredy asked for a motion to approve the vouchers for payment. John Petrosilli made a motion and Ron Bruno seconded it. Roll Call (Ayes) Petrosilli, Bruno, Bonamassa, Bystrek, Covitz, Tredy.

If there is any correspondence it is held in the Construction office and you may see it at anytime.

BOARD COMMENTS:

John Petrosilli reiterated that he had requested that a sign be put on vacant properties that are requesting a variance. Laurie said that she had not had a chance to make that a part of the application packet. Laurie stated that she would make sure that it would be in effect for the next meeting.

OLD BUSINESS

Resolution 14-09-BA  
Docket No. 16.08.BA  
Gregory Wagner & Charles Reilly  
Morey Place Road  
Block 56 Lot 5.05  
“C” Variance

Chairman Tredy asked for a motion to approve the Resolution.

Edward Covitz made the motion to approve and Stanley Bystrek seconded it. Roll Call (Ayes) Covitz, Bystrek, Bruno, Petrosilli, Tredy.

NEW BUSINESS

Docket 08.09.BA  
Vincent and Theresa Bilella  
Block 57.11/Lot 46  
11 Spring Lake Blvd.  
“C” Variance

Attorney Rumpf swore Vincent and Theresa Bilella in.

Mr. Bilella explained that he had a patio built with a 12 “ sitting wall. I measured from the inside of the patio but on the outside of the patio it measured 24” or 18”.

Mr. McVicar asked them to present the pictures to the attorney so that they could be marked into evidence. Attorney Rumpf marked each picture and explained to Mr. Bilella that they were now marked as A1 thru A12. Mr. Bilella stated that he took photo’s A1 thru A12. Attorney Rumpf asked him to explain what the pictures were and when they were taken. Mr. Bilella explained what each picture was to the board.

Wayne McVicar, Board engineer went over the letter with the Bilella’s:

Engineer McVicar stated that in his letter he asked for testimony as to how he feels that the patio is better than what he had before which Mr. Bilella stated yes it was. Mr. Bilella stated that it didn't obstruct any view for his neighbors. Mr. Bilella stated that the patio is in character with the neighborhood.

Chairman Tredy asked if there were anyone from the audience that wished to speak.

Mr. Sal Imposimato came forward to give testimony that the patio that Mr. Bilella has is the same as everyone in the neighborhood and feels it is an asset to the neighborhood.

Mr. Gene Pape stated that he feels that the patio is beautiful and has no objection whatsoever.

Mr. Joseph Bilella lives next door and thinks that it looks great.

Chairman Tredy asked if Greenbriar had approved the patio. Mr. Bilella said that he had called them nine times and they never came around.

Laurie explained that what was proposed is not what was built. That is why the Bilella's are here tonight.

OPEN TO PUBLIC

Seeing none

PUBLIC SESSION CLOSED

Chairman Tredy asked if there is a motion.

Nick Bonamassa made a motion to approve and Ron Bruno seconded it. Roll Call (Ayes) Bonamassa, Bruno, Bystrek, Covitz, Petrosilli, Tredy.

Docket No. 12.09.BA

Leo Whalen

Block 57.13/ Lot 17

7 Lavalette Lane

"C" Variance

Attorney Rumpf swore Mr. Whalen in. Mr. Whalen stated that he would like to put a Pergola in the back of his house. His neighbors have said that they didn't feel that it would block their view.

Mr. Whalen presented his photos and Attorney Rumpf marked them into evidence. Mr. Whalen said that he had taken the pictures. Mr. Whalen explained what each picture was and presented them to the board.

Engineer McVicar spoke to his letter, Mr. Whalen said that he would like some shade that the Pergola would give, and he didn't feel that it would be a negative impact on his neighbors and it would not interfere with air or light of his neighbors. Mr. Whalen felt that the Pergola would be in character of the neighborhood.

Chairman Tredy asked if the board had any questions. John Petrosilli stated that there were no neighbors with Pergolas isn't that correct? Mr. Whalen said but they have awnings. Engineer McVicar stated that there are Pergolas in Greenbriar.

Nick Bonamassa made a motion to approve and Ron Bruno seconded it. Roll Call (Ayes) Bonamassa, Bruno, Bystrek, Covitz, Petrosilli, Tredy.

Seeing no one in the audience there was no need to Open to the Public.

Meeting adjourned at 8:16 P.M.