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**CAUCUS SESSION:** TIME: 7:15 P.M.  
PLACE: Township Hall, First Floor Conference Room  
Deal and Monmouth Roads

**REGULAR MEETING:** TIME: 7:30 P.M.  
PLACE: Public Meeting Room, Municipal Building  
Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Goode, Vice Chair Schepiga;  
Board Members: Berkowitz, Delano, Grabelle, Lefferson, Lombardi,  
Malta, Messer, Pflaster, Van Wagner

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press, The Atlanticville, The Coaster, and the Star Ledger and filed in the Office of the Township Clerk on July 11, 2008.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 11:00 P.M. and no new testimony taken after 11:30 P.M. In addition, the applicant will be limited to forty-five minutes of testimony.

**CELL PHONES:** If you have a cell phone, we ask that you turn it off during the meeting. If you need to make a call, please leave the room.

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**MINUTES FOR APPROVAL** December 11, 2008

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**RESOLUTION:** appointing Mark A Steinberg to represent the Board of Adjustment in the litigation of the Synagogue of Oakhurst Community Center, Inc. v. Zoning Board of Adjustment of the Township of Ocean.

**RESOLUTION:** appointing Mark A Steinberg to represent the Board of Adjustment in the litigation of Roosevelt Avenue Properties, LLC. v. Zoning Board of Adjustment of the Township of Ocean.

**RESOLUTION MEMORIALIZATIONS**

**Robert Taylor**  
Block 140, Lot 58  
1201 Turner Avenue  
Wanamassa

**Dismissal without prejudice**

**Hillel School of the Shore Area**  
Block 34.03, Lots 2, 2.01  
1025 Deal Road  
Wayside

**Dismissal without prejudice**

**RESOLUTION MEMORIALIZATIONS** continued

**Albert and Judith Sutton**

Block 40, Lot 143  
1 Dwight Drive  
West Deal

**Bulk Variance Approval**

**Hank Kliem**

Block 25, Lot 126  
232 Highwood Road  
Oakhurst

**Bulk Variance Approval**

**Albert and Sally Mosseri**

Block 43, Lot 7  
444 Golf Road  
Deal Park

**Bulk Variance Approval**

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**CONTINUED**

1. **Joseph Vassallo** This is an application for an appeal of the Zoning Officer's decision.  
Block 10, Lot 2.01  
104 Norwood Avenue  
Elberon Park  
Zone R-1  
Attorney for the applicant: Jeffrey D. Ullman, Esquire

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2. **Madeline Sally Hennessey** This is an application for a use variance to allow two dwellings on one lot in an office zone and for a second use variance to allow storage of materials.  
Block 38, Lot 91  
2513 Asbury Avenue  
Wayside  
Zone O-1/20

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3. **K & D Associates, L.P.** This is an application for a 'd' variance and for preliminary and final site plan approval with variances in order to reconstruct a motel.  
Block 140, Lot 109  
735 Highway 35  
Wanamassa  
Zone C-3  
Attorney for the applicant: John Calzaretto, Esquire

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**CARRIED CASE**

4. **Isaac and Leslie Sultan** This is an application to build an addition with bulk variances for:
- |                   | <b><u>Required</u></b> | <b><u>Existing</u></b> | <b><u>Proposed</u></b> |
|-------------------|------------------------|------------------------|------------------------|
| Rear yard setback | 40'                    | 42.5                   | 36.5'                  |

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**NEW CASES**

5. **Ramon and Luz Gomez** This is an application to erect a second-story addition and a one-story addition with variances for:
- |                                     | <b><u>Required</u></b> | <b><u>Existing</u></b> | <b><u>Proposed</u></b> |
|-------------------------------------|------------------------|------------------------|------------------------|
| Front yard setback – West Park Ave. | 30'                    | 15.3'                  | 15.3'                  |
| Front yard setback – Fanwood Street | 30'                    | 12.3'                  | 10'                    |
| Side yard setback                   | 10'                    | 3.2'                   | 3.2'                   |
| Lot coverage                        | 27%                    | 14.86%                 | 29.1%                  |

6.	<b><u>Yogesh Lahoti</u></b> Block 37.10, Lot 1 30 Oxford Drive Wayside Zone R-3	This is an application to widen a driveway with a variance for:			
		Driveway width	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
			20'	20'	35'
7.	<b><u>Abe and Victoria Anteby</u></b> Block 25.10, Lot 6 519 Elizabeth Street Oakhurst Zone R-4	This is an application to allow a hedge row with a variance for:			
		Hedge within a front yard	<b><u>Required</u></b>	<b><u>Proposed</u></b>	
			4'	> 4'	
8.	<b><u>Stephen DeLuca</u></b> Block 22, Lot 57 244 Roosevelt Avenue Oakhurst Zone R-4	This is an application to erect one- and two-story additions, a second floor addition, and a covered front porch with variances for:			
		Lot coverage	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
			27%	28.7%	29.8%
		Front yard setback	30'	6.2'	6.2'
		Rear yard setback	30'	2.03'	2.03'
9.	<b><u>Robert and Karen Devlin</u></b> Block 197, Lot 3 1309 Franklin Avenue West Deal Zone R-4	This is an application to erect a covered front porch with a variance for:			
		Front yard setback	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
			30'	29.99'	21.99'
10.	<b><u>Carole Doran</u></b> Block 117, Lot 13 1417 Unami Avenue Wanamassa Zone R-6	This is an application to replace a driveway with a variance for:			
		Side yard setback	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
			5'	2'	2'
11.	<b><u>Bruce Horn</u></b> Block 211, Lot 2 1901 Logan Road Wanamassa Zone R-4	This is an application to enclose a carport and add second story additions with variances for:			
		Front yard setback	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
			30'	26.15'	21.15'
		Lot coverage	27%	25%	28.5%