



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

**DISCUSSION:** Meeting dates for upcoming year.

**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, and The Coaster, 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.

**MINUTES** for approval **May 14, 2009**

**RESOLUTION MEMORIALIZATIONS**

**Bruce Horn**  
Block 211, Lot 2  
1901 Logan Road  
Wanamassa

**Bulk Variance Approval**

**Daniel O'Gorman**  
Block 95, Lot 2  
62 Park Boulevard  
Wanamassa

**Bulk Variance Approval**

**Mayer Chemtob**  
Block 9, Lot 11  
205 Park Avenue  
Elberon Park

**Bulk Variance Approval**

**Victor and Joanne Grazi**  
Block 55, Lot 4  
101 Crosby Avenue  
Deal Park

**Bulk Variance Approval**

**Gold Coast Automotive**  
Block 3, Lots 7, 8, 9  
2123 Highway 35  
Oakhurst

**Use Variance Approval  
Bulk Variance Approval  
Site Plan Approval**

(Memorializations Continued on page 2)

**RESOLUTION MEMORIALIZATIONS CONTINUED**

**Edward and Linda DeRosa**

Block 1.10, Lot 12  
29 Rolling Meadows Boulevard South  
Wayside

**Bulk Variance Approval**

**Umberto Rescinio**

Block 1.15, Lot 6  
101 Rolling Meadows Boulevard South  
Wayside

**Bulk Variance Approval**

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**CARRIED to the meeting of July 9, 2009**

**Aaron Haleva**

Block 26.04, Lot 18  
387 Beecroft Place  
Oakhurst

**Stephen DeLuca**

Block 22, Lot 57  
244 Roosevelt Ave.  
Oakhurst

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**CONTINUED CASES**

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

2. **Steven Shamie** This is an application to erect a shed with variances for:  
Block 69, Lot 13  
606 Corlies Avenue  
West Allenhurst  
Zone R-5
- |                   | <b><u>Required</u></b> | <b><u>Proposed</u></b> |
|-------------------|------------------------|------------------------|
| Side yard setback | 15'                    | 2'                     |
| Rear yard setback | 30'                    | 3.4'                   |

3. **Harold Dweck** This is an application to erect a single family dwelling, a pool, a pool patio, and a cabana with variances for:  
Block 53, Lot 5  
228 Crosby Avenue  
Deal Park  
Zone R-2
- |  | <b><u>Required</u></b> | <b><u>Proposed</u></b> |
|--|------------------------|------------------------|
| Front yard setback – house                 | 50'                    | 23'                    |
| Front yard setback – pool                  | 50'                    | 38.6'                  |
| Front yard setback – pool patio            | 50'                    | 23'                    |
| Change in grade of 2' or more              |                        |                        |
| Fence/wall combination height over maximum | 6'                     | 6.5'                   |

Attorney for the Applicant: Jennifer S. Krimko, Esquire

4. **Oakhurst Partners, LLC** This is an application for a 'd' variance and preliminary and final site plan approval with variances.  
Block 33.34, Lots 5, 6  
1709 Route 35 North  
Oakhurst  
Zone C-3  
Attorney for the applicant: Jennifer Krimko, Esquire

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**CARRIED CASES**

5. **Lisa Palandrano** This is an application to keep a pool, deck, shed, and fence with variances for:

Block 133, Lot 4  
8 Oak Drive  
Wanamassa  
Zone R-6

	<u>Required</u>	<u>Proposed</u>
Side yard setback (pool)	10.8'	3'
Side yard setback (deck)	10.8'	2.5'
Rear yard setback (pool)	10'	5'
Front yard setback (fence)	30'	7.54'
Rear yard setback (shed)	30'	7'

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**NEW CASES**

6. **L. Waldron, L.L.C** This is an application for a 'd' variance in order to allow an indoor play and entertainment center for children.  
Block 3, Lots 13, 14, 15  
2105 Highway 35  
Oakhurst  
Zone C-3  
A 'c' variance for number of parking spaces has also been requested.

The request for preliminary and final site plan approval has been bifurcated.

Attorney for the applicant: Jennifer S. Krimko, Esquire

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7. **Anat Horovits** This is an application to keep a hedgerow with a variance for hedgerow over 4' high in a front yard setback.  
Block 33.31, Lot 13  
714 Dow Avenue  
Oakhurst  
Zone R-4  
This is a corner lot.

8. **August and Maureen Heckman** This is an application to keep a 6' high fence with a variance for a front yard setback of 0' when a minimum of 30' is required.  
Block 33.30, Lot 1  
712 Dow Avenue  
Oakhurst  
Zone R-4  
This is a corner lot.

9. **William Blanchfield** This is an application to erect an addition with a variance for:  
Block 40, Lot 123  
41 Dwight Drive  
West Deal  
Zone R-3

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	45'	25'	25'

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10. **Joao Cerqueira** This is an application to keep a driveway with a variance for a width of 43' where a maximum of 20' is allowed.  
Block 3, Lot 25  
2 Branch Road  
Oakhurst  
Zone R-4

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11. **Morris Abraham** This is an application to erect a 6' high fence on a wall with a variance for fence/wall combination of 8' 10" where a maximum of 6' is allowed.  
Block 17, Lot 48  
190 Larchwood Avenue  
Oakhurst  
Zone R-4  
This is a corner lot.
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