



CAUCUS SESSION: TIME: 7:15 P.M.
PLACE: Township Hall, **Second 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, and The Coaster, and filed in the Office of the Township Clerk on June 11, 2009.

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.

- REORGANIZATION**
1. Elect Chairman
 2. Elect Vice Chairman
 3. Approve meeting dates for upcoming year
 4. Appoint Board of Adjustment Attorney
 5. Appoint Board of Adjustment Planner
 6. Appoint Board of Adjustment Engineer
 7. Appoint Board of Adjustment Secretary
 8. Swearing in of Professionals

MINUTES for approval **June 11, 2009**

RESOLUTION MEMORIALIZATIONS

Lisa Palandrano

Block 133, Lot 4
8 Oak Drive
Wanamassa

Bulk Variance Approval

L. Waldron, L.L.C

Block 3, Lots 13, 14, 15
2105 Highway 35
Oakhurst

**Use Variance Approval
Bulk Variance Approval**

Anat Horovits

Block 33.31, Lot 13
714 Dow Avenue
Oakhurst

Bulk Variance Approval

**CARRIED to the meeting of
August 27, 2009**

Joao Cerqueira
Block 3, Lot 25
2 Branch Road
Oakhurst

Joan Kittler
Block 25.09, Lot 8
196 Delaware Avenue
Oakhurst

CONTINUED CASES

1. **Morris Abraham**
Block 17, Lot 48
190 Larchwood Avenue
Oakhurst
Zone R-4
- 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.
- This is a corner lot.
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2. **Stephen DeLuca**
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:
- | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|--------------------|------------------------|------------------------|------------------------|
| Lot coverage | 27% | 28.7% | 29.8% |
| Front yard setback | 30' | 6.2' | 6.2' |
| Rear yard setback | 30' | 2.03' | 2.03' |
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3. **Harold Dweck**
Block 53, Lot 5
228 Crosby Avenue
Deal Park
Zone R-2
- This is an application to erect a single family dwelling, a pool, a pool patio, and a cabana with variances for:
- | | <u>Required</u> | <u>Proposed</u> |
|--|------------------------|------------------------|
| Front yard setback – house | 50' | 33' |
| 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' |
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Attorney for the Applicant: Jennifer S. Krimko, Esquire

CARRIED CASES

4. **William Blanchfield**
Block 40, Lot 123
41 Dwight Drive
West Deal
Zone R-3
- This is an application to erect an addition with a variance for:
- | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|--------------------|------------------------|------------------------|------------------------|
| Front yard setback | 45' | 25' | 25' |
-
5. **August and Maureen Heckman**
Block 33.30, Lot 1
712 Dow Avenue
Oakhurst
Zone R-4
- 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.
- This is a corner lot.
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6. **Aaron Haleva** This is an application to erect a new home with a variance for:
 Block 26.04, Lot 18
 387 Beecroft Place
 Oakhurst
 Zone R-3
- | | | |
|-----------|------------------------|------------------------|
| | <u>Required</u> | <u>Existing</u> |
| Lot width | 125' | 115.65' |
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NEW CASES

7. **L. Waldron, L.L.C** This is an application for preliminary and final site plan approval.
 Block 3, Lots 13, 14, 15
 2105 Highway 35
 Oakhurst
 Zone C-3
- Attorney for the applicant: Jennifer S. Krimko, Esquire
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8. **Synagogue of Oakhurst Community Center, Inc.**
 Block 12.01, Lot 1
 280 South Lincoln Avenue
 Oakhurst
 Zone R-2
- This is an application for a 'd' variance and for preliminary and final site plan approval.
- Attorney for the applicant: R. S. Gasiorowski, Esquire
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9. **Mr. and Mrs. Abe Cohen** This is an application for a driveway with a variance for:
 Block 10, Lot 25
 200 Park Avenue
 Oakhurst
 Zone R-1
- | | | |
|--------------------------------|-------------------------|------------------------|
| | <u>Permitted</u> | <u>Proposed</u> |
| Driveway width in a front yard | 20' | 40' |
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10. **Camp Allsport** This is an application for a 'd' variance and for minor site plan approval to locate swimming pools, decks, fencing, and a playground.
 Block 141, Lot 24
 1700 Brielle Avenue
 Wanamassa
 Zone I-1
- Attorney for the applicant: Jennifer S. Krimko, Esquire
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11. **1712 Route 35, LLC** This is an application for a 'd' variance and for preliminary and final site plan approval.
 Block 34, Lot 15
 1712 Highway 35
 Oakhurst
 Zone C-2
- Attorney for the applicant: Kenneth L. Pape, Esquire
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