



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

DISCUSSION: 1. **228 Belmar Avenue** Block 25.12, Lot 9
2. **IAATO**

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 13, 2009.

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MINUTES for approval **July 9, 2009**

RESOLUTION MEMORIALIZATIONS

William Blanchfield

Block 40, Lot 123
41 Dwight Drive
West Deal

Bulk Variance Approval

Aaron Haleva

Block 26.04, Lot 18
387 Beecroft Place
Oakhurst

Bulk Variance Approval

Synagogue of Oakhurst Community Center, Inc.

Block 12.02, Lot 1
280 South Lincoln Avenue
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**Re-approval of conditional Use with bulk variances
'd' Variance Approval / Site Plan Approval**

APPLICATIONS WITHDRAWN**Mr. and Mrs. Abe Cohen**

Block 10, Lot 25
200 Park Avenue
Oakhurst

CARRIED to the meeting of October 8, 2009**Joseph Vassallo**

Block 10, Lot 2.01
104 Norwood Avenue
Elberon Park

Morris Abraham

Block 17, Lot 48
190 Larchwood Avenue
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Harold Dweck

Block 53, Lot 5
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Camp Allsport

Block 141, Lot 24
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George Bariscillo

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David Leventer

Block 8.02, Lot 21
52 Larchwood Avenue
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CONTINUED CASES

1. **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
- | | <u>Required</u> | <u>Proposed</u> |
|-------------------|------------------------|------------------------|
| Side yard setback | 15' | 2' |
| Rear yard setback | 30' | 3.4' |
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2. **Stephen DeLuca** This is an application to erect one- and two-story additions, a second floor addition, and a covered front porch with variances for:
Block 22, Lot 57
244 Roosevelt Avenue
Oakhurst
Zone R-4
- | | <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. **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
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- This is a corner lot.
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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. **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
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Attorney for the applicant: Kenneth L. Pape, Esquire
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6. **Joan Kittler** This is an application to erect a new home with
Block 25.09, Lot 8
196 Delaware Avenue
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Applicant's Attorney:
Peter S. Falvo, Jr., Esq.
- | | <u>Required</u> | <u>Proposed</u> |
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| variances for: | | |
| Lot area | 10,000 sf | 4,000 sf |
| Lot width | 90' | 40' |
| Front yard setback | 30' | 15' |
| Side yard setback | 10' | 7.5' |
| Total side yard setback | 25' | 16' |
| Lot coverage | 27% | 27.9% |
| Number of stories | 2 | 3 |
| Change in grade of 2' or more | | |
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7. **Joao Cerqueira** This is an application to keep a driveway with a variance for
Block 3, Lot 25
2 Branch Road
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a width of 43' where a maximum of 20' is allowed.
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10. **Joseph Egurrola** This is an application to erect a pergola with a variance for:
Block 96, Lot 7
1403 Spruce Avenue
Wanamassa
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	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	24.75	24'

11. **Bob Nekrasz** This is an application to replace and enlarge a front entry with a variance for:
Block 140.14, Lot 5
201 Parkview Avenue
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	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	25'	23.7'

12. **Kimberly Aldarelli** This is an application for a second story addition with variances for:
Block 25.18, Lot 6
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	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
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Stories above grade	2	2'	3

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| Lot coverage | 27% | 27.9% |
| Number of stories | 2 | 3 |
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Oakhurst
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a width of 43' where a maximum of 20' is allowed.
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- | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
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| for: | | | |
| Front yard setback - Hillside | 30' | 40.2' | 25.3' |
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10. **Joseph Egurrola** This is an application to erect a pergola with a variance for:
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Stories above grade	2	2'	3

13. **Richard and Denise Buckley** This is an application to erect a shed with a variance for:
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CAUCUS SESSION: TIME: 7:15 P.M.
PLACE: Township Hall, **Second Floor Conference Room**
Deal and Monmouth Roads

DISCUSSION: 1. **228 Belmar Avenue** Block 25.12, Lot 9
2. **IAATO**

REGULAR MEETING: TIME: 7:30 P.M.
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CALL TO ORDER

ROLL CALL: Chairman Goode, Vice Chair Schepiga;
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CONTINUED CASES

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- | | <u>Required</u> | <u>Proposed</u> |
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| Side yard setback | 15' | 2' |
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104 Norwood Avenue
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Morris Abraham

Block 17, Lot 48
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CONTINUED CASES

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Block 69, Lot 13
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| Side yard setback | 15' | 2' |
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NEW CASES

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

DISCUSSION: 1. **228 Belmar Avenue** Block 25.12, Lot 9
2. **IAATO**

REGULAR MEETING: TIME: 7:30 P.M.
PLACE: Public Meeting Room, Municipal Building
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CALL TO ORDER

ROLL CALL: Chairman Goode, Vice Chair Schepiga;
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201 Parkview Avenue
Colonial Terrace
Zone R-4

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	25'	23.7'

12. **Kimberly Aldarelli** This is an application for a second story addition with variances for:
Block 25.18, Lot 6
184 Elmwood Road
Oakhurst
Zone R-4

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Rear yard setback	30'	25'	25'
Stories above grade	2	2'	3

13. **Richard and Denise Buckley** This is an application to erect a shed with a variance for:
Block 25.29, Lot 8
230 Pinecrest Road
Oakhurst
Zone R-4

	<u>Required</u>	<u>Proposed</u>
Rear yard setback	30'	15'
Side yard setback	10'	6'



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

DISCUSSION: 1. **228 Belmar Avenue** Block 25.12, Lot 9
2. **IAATO**

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 13, 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.

MINUTES for approval **July 9, 2009**

RESOLUTION MEMORIALIZATIONS

William Blanchfield

Block 40, Lot 123
41 Dwight Drive
West Deal

Bulk Variance Approval

Aaron Haleva

Block 26.04, Lot 18
387 Beecroft Place
Oakhurst

Bulk Variance Approval

Synagogue of Oakhurst Community Center, Inc.

Block 12.02, Lot 1
280 South Lincoln Avenue
Oakhurst

**Re-approval of conditional Use with bulk variances
'd' Variance Approval / Site Plan Approval**

APPLICATIONS WITHDRAWN

Mr. and Mrs. Abe Cohen

Block 10, Lot 25
200 Park Avenue
Oakhurst

CARRIED to the meeting of October 8, 2009

Joseph Vassallo

Block 10, Lot 2.01
104 Norwood Avenue
Elberon Park

Morris Abraham

Block 17, Lot 48
190 Larchwood Avenue
Oakhurst

Harold Dweck

Block 53, Lot 5
228 Crosby Avenue
Deal Park

Camp Allsport

Block 141, Lot 24
1700 Brielle Avenue
Wanamassa

George Bariscillo

Block 39.10, Lot 1
2 Randi Lane
Wayside

David Leventer

Block 8.02, Lot 21
52 Larchwood Avenue
Oakhurst

CONTINUED CASES

1. **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
- | | <u>Required</u> | <u>Proposed</u> |
|-------------------|------------------------|------------------------|
| Side yard setback | 15' | 2' |
| Rear yard setback | 30' | 3.4' |
-

2. **Stephen DeLuca** This is an application to erect one- and two-story additions, a second floor addition, and a covered front porch with variances for:
Block 22, Lot 57
244 Roosevelt Avenue
Oakhurst
Zone R-4
- | | <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' |
-

3. **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.
-

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
-

CARRIED CASES

5. **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
-

6. **Joan Kittler** This is an application to erect a new home with
Block 25.09, Lot 8
196 Delaware Avenue
Oakhurst
Zone R-4
Applicant's Attorney:
Peter S. Falvo, Jr., Esq.
- | | <u>Required</u> | <u>Proposed</u> |
|-------------------------------|------------------------|------------------------|
| variances for: | | |
| Lot area | 10,000 sf | 4,000 sf |
| Lot width | 90' | 40' |
| Front yard setback | 30' | 15' |
| Side yard setback | 10' | 7.5' |
| Total side yard setback | 25' | 16' |
| Lot coverage | 27% | 27.9% |
| Number of stories | 2 | 3 |
| Change in grade of 2' or more | | |
-

7. **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
-

NEW CASES

8. **Keybound Group, LLC** This is an application for minor site plan approval with variances for changes to a previously approved site plan.
Block 22, Lot 16
225 Monmouth Road
Oakhurst
Zone O-1/40
Attorney for the applicant: Jennifer S. Krimko, Esquire
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9. **Dave and Mary Tieto** This is an application to add a one-story addition, covered porch, second-story addition, and a driveway with variances
Block 140.14, Lot 6
200 Belmont Avenue
Colonial Terrace
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- | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|-------------------------------|------------------------|------------------------|------------------------|
| for: | | | |
| Front yard setback - Hillside | 30' | 40.2' | 25.3' |
| Front yard setback - Belmont | 30' | 28.6' | 24.6' |
| Rear yard setback | 30' | 13.9' | 13.9' |
| Driveway width | 20' | 10' | 37' |
| Change in grade in 2' or more | | | |
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CARRIED TO October 8, 2009

10. **Joseph Egurrola** This is an application to erect a pergola with a variance for:
Block 96, Lot 7
1403 Spruce Avenue
Wanamassa
Zone R-6

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
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