



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, 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 9, 2010.

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: September 23, 2010

RESOLUTION of Appreciation for Jennifer Lombardi

RESOLUTION MEMORIALIZATIONS

Thomas Tallman

Block 25.34, Lot 24
430 Redmond Avenue
Oakhurst

Bulk Variance Approval

Christopher and Janice Lanzafame

Block 200, Lot 18
1320 Franklin Avenue
Wanamassa

Bulk Variance Approval

Robert and Wilma Wright

Block 150.09, Lot 7
74 Cedar Village Boulevard
Wayside

Bulk Variance Approval

Edelsberg Realty, LLC / Irving and Joan Edelsberg

Block 217, Lot 2
3331 Sunset Avenue
Wanamassa

Overturn Decision of the Zoning Officer

CARRIED to November 9, 2010

Christian and Christina Kaunzinger

Block 140.12, Lot 4
2 Park Place
Colonial Terrace

Sion Palacci

Block 55, Lot 2
140 Roseld Avenue
Deal Park

CONTINUED CASES

1. **Yeshiva of Ocean** This is an application for a use variance to convert an office building to use as a Yeshiva and for minor site plan approval with variances.
Block 34.03, Lots 5.01, 5.02
1001 Deal Road
Wayside
Zone R-3/PRD
Attorney for the Applicant: Jennifer Krimko, Esquire
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2. **Christian and Megan Anderson** This is an application for a patio and 6' fence on a corner lot with a variance for:
Block 109, Lot 17
2306 Sunset Avenue
Wanamassa
Zone R-6
- | | <u>Required</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|
| Front yard setback - patio | 30' | 14.94' |
| Front yard setback – fence | 30' | 5' |
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CARRIED CASE

3. **Congregation Sons of Israel** This is an application for Minor Site Plan approval with variances for an amendment to the conditional use approval.
Block 34.03, Lots 2, 2.01
Poplar Road and Poplar Place
Wayside
Zone R-3/PRD
Attorney for the applicant: Jennifer S. Krimko, Esq.
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NEW CASES

4. **Marc C. Moghrabi**
Albert C. Moghrabi
Isaac C. Moghrabi This is an application to construct an in-ground pool with variances for:
Block 14.01, Lot 9
241 Roosevelt Avenue
Oakhurst
Zone R-4
- | | <u>Required</u> | <u>Proposed</u> |
|--------------------------------|-----------------|-----------------|
| Front yard setback for pool | 30' | 27' |
| Front yard setback for walkway | 30' | 24' |
| Front yard setback for fence | 30' | 20' |
- Attorney for the applicant: David Esses, Esquire
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5. **Salvatore and Josette DiBona**

Block 69, Lot 9
622 Corlies Avenue
West Allenhurst
Zone R-5

This is an application to install a new driveway and keep a deck with a trellis with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	22'	19'
Rear yard setback	30'	34'	24'
Curb cut on street of higher classification			

6. **Ralph DeSarno / Kathy Klemm**

Block 3.02, Lot 9
24 Branch Road
Oakhurst
Zone R-4

This is an application to keep a front entry with a variance for:

	<u>Required</u>	<u>Proposed</u>
Front yard setback	30'	27.51'