



**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:** October 14, 2010

**CARRIED TO December 9, 2010**

**Beth Medrash of Asbury Park**

Block 216, Lot 19  
1515 Logan Road  
Wanamassa

**CONTINUED CASES**

1. **Christian and Megan Anderson**

Block 109, Lot 17  
2306 Sunset Avenue  
Wanamassa  
Zone R-6

This is an application for a patio and 6' fence on a corner lot with a variance for:

|                            | <u>Required</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|
| Front yard setback - patio | 30'             | 14.94'          |
| Front yard setback – fence | 30'             | 5'              |

**CARRIED CASE**

2. **Ralph Sarno / Kathy Klemm** This is an application to keep a front entry with a variance for:  
Block 3.02, Lot 9  
24 Branch Road  
Oakhurst  
Zone R-4

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

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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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4. **Marc C. Moghrabi**  
**Albert C. Moghrabi**  
**Isaac C. Moghrabi** This is an application to construct an in-ground pool on a corner lot 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 on a corner lot 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 |                 |                 |                 |

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6. **Sion Palacci** This is an application to keep a hedge row in a front yard with a variance for:  
Block 55, Lot 2  
140 Roseld Avenue  
Deal Park  
Zone R-2

|   | <u>Required</u> | <u>Existing</u> |
|---|-----------------|-----------------|
| Hedge over maximum height in a front yard | 4'              | 10+'            |

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7. **Christian and Christina Kaunzinger**

Block 140.12, Lot 4  
2 Park Place  
Colonial Terrace  
Zone R-4

This is an application to erect a 5' fence on a corner lot with a variance for:

|                                    | <u>Required</u> | <u>Proposed</u> |
|------------------------------------|-----------------|-----------------|
| Front yard setback – Lakeview Ave  | 30'             | 10'             |
| Front yard setback – Parkview Ave. | 30'             | 8'              |

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**NEW CASES**

8. **Camp Allsport**

Block 141, Lot 24  
1700 Brielle Avenue  
Wanamassa  
Zone I-1

This is an application for an expansion of a 'd' variance and for minor site plan approval with 'c' variances

Attorney for the applicant: Jennifer S. Krimko, Esquire

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9. **259 Overbrook Group / CDS Inc.**

Block 22, Lot 43  
259 Overbrook Avenue  
Oakhurst  
Zone R-4

This is an application for a 'd' variance in order to modify conditions of a previous approval.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

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