



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

**DISCUSSION:** Wayside Methodist Church  
Block 1, Lot 30  
1229 West Park Avenue

**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:** November 9, 2010

**RESOLUTION MEMORIALIZATIONS**

**Camp Allsport**

Block 141, Lot 24  
1700 Brielle Avenue  
Wanamassa

**Minor Site Plan Approval**

**Use Variance Approval**

**Bulk Variance Approval**

**Congregation Sons of Israel**

Block 34.03, Lots 2, 2.01  
Poplar Road and Poplar Place  
Wayside

**Minor Site Plan Approval**

**Conditional Use approval**

**Bulk Variance approval**

**Marc C. Moghrabi**

**Albert C. Moghrabi**

**Isaac C. Moghrabi**

Block 14.01, Lot 9  
241 Roosevelt Avenue  
Oakhurst

**Bulk Variance Approval**

**RESOLUTION MEMORIALIZATIONS** (continued)

**Christian and Megan Anderson**

Block 109, Lot 17  
2306 Sunset Avenue  
Wanamassa

**Bulk Variance Approval**

**Ralph Sarno / Kathy Klemm**

Block 3.02, Lot 9  
24 Branch Road  
Oakhurst

**Bulk Variance Approval**

**Sion Palacci**

Block 55, Lot 2  
140 Roseld Avenue  
Deal Park

**Dismissal  
without prejudice**

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**CARRIED to February 10, 2011**

**Beth Medrash of Asbury Park**

Block 216, Lot 19  
1515 Logan Road  
Wanamassa

**Salvatore and Josette DiBona**

Block 69, Lot 9  
622 Corlies Avenue  
West Allenhurst

**CARRIED CASES**

1. **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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2. **Stephen Schmelz**

Block 141, Lot 7  
810 Highway 35  
Wanamassa  
Zone C4 RSSF

This is an application for a 'd' variance and for Minor Site Plan approval. 'c' variances are also required.

Attorney for the applicant: Edward Roy Rosen, Esquire

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3. **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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**NEW CASE**

4. **Gold Coast Automotive**

Block 3, Lot 7.01  
2121-2123 Highway 35 North  
Oakhurst  
Zone C-2

This is an application to amend an approval granted on June 11, 2009 to provide phasing.

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

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