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**CAUCUS SESSION:**

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

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**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, and The Coaster, and filed in the Office of the Township Clerk on May 2, 2011.

**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.

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**MINUTES FOR APPROVAL:** May 25, 2011

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**RESOLUTION MEMORIALIZATION**

**Glen and Amanda Smyth**

Block 25.03, Lot 1  
100 Ampere Avenue  
Oakhurst

**CARRIED TO July 14, 2011**

**Carol Gallina**

Block 35.02, Lot 14  
23 Framingham Road  
Wayside

**CONTINUED CASES**

Carried to July 14, 2011

1. ~~**Ilan High School Building Association**~~

~~Block 207, Lots 1, 8  
1200 Roseld Avenue  
Wanamassa  
Zone R-4~~

~~This is an application for conditional use variances and minor site plan approval with 'c' variances.~~

~~Attorney for the applicant: Michael J. Wenning, Esquire~~

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2. **T-Mobile Northeast, LLC**

Block 1, Lots 30, 31, 32  
1215-1229 West Park Avenue  
Wayside  
Zone R-1/PAC

This is an application for 'c' and 'd' variances with minor site plan approval to erect a monopole and for a sign variance.

Attorney for the applicant: Frank Ferraro, Esquire

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3. **RSC Realties**

Block 3, Lots 5, 6  
2127 Highway 35  
Oakhurst  
Zone C-2

This is an application for preliminary and final site plan approval with 'd' and 'c' variances.

Attorney for the applicant: Gerald N. Sonnenblick, Esquire

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**CARRIED CASES**

4. **Pamela Larsen**

Block 121, Lot 2  
2 Wanamassa Point Road  
Wanamassa  
Zone R-6

This is an application to erect an addition with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Rear yard setback	30'	33'	19'
Lot coverage	35%	33.14%	41.94%

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5. **Stefan Betesh**

Block 25, Lot 144  
426 Brookside Avenue  
Oakhurst  
Zone R- 4

This is an application to erect a fence with a variance for construction in a flood plain.

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**NEW CASES**

6. **David and Barbara Saint John**

Block 25, Lot 110  
239 Delaware Avenue  
Oakhurst  
Zone R-4

This is an application to remove, replace, and enlarge a covered front porch with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback under minimum	30'	21.5'	21.5'
Lot coverage over maximum	27%	27.4%	29.2%

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7. **Christopher and Abigail Healy**

Block 25.28, Lot 10  
235 Highwood Road  
Oakhurst  
Zone R-4

This is an application to construct a driveway with a variance for side yard setback under minimum.

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