



---

**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, 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 July 11, 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.

---

- REORGANIZATION**
1. Elect Chairman
  2. Elect Vice Chairman
  3. Approve meeting dates for upcoming year
  4. Appoint Board of Adjustment Attorney
  5. Appoint Board of Adjustment Planner
  6. Appoint Board of Adjustment Engineer
  7. Appoint Board of Adjustment Secretary
  8. Swearing in of Professionals
-

**RESOLUTION MEMORIALIZATION**

**RSC Realities**

Block 3, Lots 5, 6  
2127 Highway 35  
Oakhurst  
Preliminary and Final Site Plan Approval  
'd' and 'c' Variances Approval

---

**CONTINUED CASES**

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 site plan approval with 'c' variances.

Attorney for the applicant: Michael J. Wenning, Esquire

---

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

---

**CARRIED CASE**

3. **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.

---

**NEW CASE**

4. **Sion Palacci**

Block 55, Lot 2  
140 Roseld Avenue  
Deal Park  
Zone R-2

This is an application to keep a hedge row in a front yard with a variance for:

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

---