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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, Malta, Menell, Messer,  
Pflaster, Sylvia, 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 August 16, 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:** August 3, 2011

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**RESOLUTION MEMORIALIZATIONS**

**Ilan High School Building Association**

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

**Hollywood Golf Club**

Block 40, Lots 1, 2, 34, 111  
510 Roseld Avenue  
West Deal  
Zone R-1

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**CASE CARRIED to October 6, 2011**

**Victor Cohen**

Block 56, Lot 6  
101 Holly Terrace  
Deal Park  
Zone R-2

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**CONTINUED CASE**

1. **T-Mobile Northeast, LLC** This is an application for 'c' and 'd' variances with minor site plan approval to erect a monopole and for a sign variance.  
Block 1, Lots 30, 31, 32  
1215-1229 West Park Avenue  
Wayside  
Zone R-1/PAC  
Attorney for the applicant: Frank Ferraro, Esquire
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**CARRIED CASES**

2. **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

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

3. **Bernice Burnstein** This is an application to erect a 5' high PVC fence on this corner lot with a variance for a front yard setback of 0' where a minimum of 30' is required. A variance is also required for construction in a flood plain.  
Block 3.03, Lot 20  
35 Branch Road  
Oakhurst  
Zone R-5
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4. **Karen Schermond** This is an application to erect a 6' high PVC fence on this corner lot with a variance for a front yard setback of 16' where a minimum of 30' is required.  
Block 31, Lot 73  
531 Apple Drive  
Oakhurst  
Zone R-4
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5. **Geoffrey Howson** This is an application to erect a fence with a variance for construction in the flood plain.  
Block 34, Lot 64  
15 Kenneth Drive  
Ocean  
Zone R-3
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6. **Mark R. Grossmann** This is an application to keep a driveway with variances for:  
Block 40.03, Lot 6  
602 Deal Road  
Ocean  
Zone R-3

	<b>Required</b>	<b>Existing</b>
Width over maximum in a front yard	20'	42'
Side yard setback under minimum	5'	0'

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7. **Linda Reichenstein** This is an application to keep a deck with a variance for a side yard setback of 3.5' where a minimum of 11.25' is required.  
Block 3, Lot 41  
34 Arno Street  
Oakhurst  
Zone R-5
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### **NEW CASE**

8. **Steve Sourias** This is an application to construct an addition to the rear of an existing dwelling with a variance for a rear yard setback of 25.67' where 37' exists and a minimum of 30' is required.  
Block 33, Lot 50  
710 Harvey Avenue  
Oakhurst  
Zone R-4