



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: Grabelle, Malta, Menell, Messer, Pflaster,
Sylvia, Van Wagner, Worrell

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 7, 2012.

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: March 20, 2012 – Regular Meeting
April 2, 2012 – Special Meeting

CASE CARRIED to May 30, 2012

T-Mobile Northeast, LLC

Block 1, Lots 30, 31, 32
1215-1229 West Park Avenue
Wayside

CASES CARRIED to June 14, 2012

Richard Kuhns

Block 22 Lot 43
259 Overbrook Avenue
Oakhurst

Brian Hoffman

Block 140 Lot 35
1204 Maple Avenue
Wanamassa

APPLICATIONS WITHDRAWN

150 Noroak LLC

Block 11, Lot 12.01
150 Norwood Avenue
Oakhurst

Gary Laurino

Block 33, Lot 45
1604 Westfield Street
Oakurst

CARRIED CASES

1. **Christie Dafeldecker**

Block 33.06, Lot 2
551 Dow Avenue
Oakhurst
Zone R-4

This is an application to keep a deck, erect a deck and a 6' fence on a corner lot with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback (existing deck)	30'	14'	14'
Front yard setback (proposed deck)	30'	--	25'
Front yard setback (fence)	30'	0'	4'

2. **Diana Hoffstein**

Block 12.06, Lot 8
215 Elberon Blvd
Oakhurst
Zone R-4

This is an application to rebuild a detached garage and expand a front porch with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback (porch)	30'	22.8'	21.8'
Front yard setback (garage)	30'	28.5'	28.5'
Rear yard setback (garage)	30'	15.3'	15.3'

3. **Stacey Thompson**
Linda Treffinger

Block 37.17 Lot 1
1 Mallard Lane
Ocean
Zone R-2

This is an application to erect a 216 square foot shed on a corner lot with variances for:

	<u>Required</u>	<u>Proposed</u>
Side yard setback	10'	5'
Rear yard setback	40'	5'

4. **Keith Martinez**
Block 37.12 Lot 19
23 Buckingham Drive
Ocean
Zone R-3

This is an application to construct an addition with a variance for a rear yard setback of 34' where 50' exists and a minimum of 40' is required.

5. **Marcos Behar**
Block 138 Lot 63
30 Surrey Lane
Ocean
Zone R-1

This is an application to erect a new single family dwelling with a variance for a change in grade of 2' or more.

6. **John Iurato**
Block 5 Lot 28
367 Lake Avenue
Oakhurst
Zone R-4

This is an application to keep two sheds and a driveway with variances for:

	<u>Required</u>	<u>Proposed</u>
Small Shed		
Side yard setback	5'	2.1'
Rear yard setback	5'	3.3'
Large Shed		
Side yard setback	10'	9.7'
Rear yard setback	30'	4.2'
Driveway side yard setback	5'	0'

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

7. **259 Overbrook Group LLC**
and CDS, Inc.
Block 22 Lot 43
259 Overbrook Avenue
Oakhurst
Zone R-4

This is an application for minor site plan approval. "D" and "c" variances were previously approved.

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

8. **Gold Coast Automotive LLC**
Block 3 Lot 7.01
2123 Highway 35
Oakhurst
Zone C-2

This is an application for a “d” variance and preliminary and final site plan approval. “C” variances are also required.

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