Township of Ocean
Board of Adjustment

Regular Meeting
May 9, 2013

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: Bonney, Grabelle, Malta, Menell, 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 1, 2013.

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.

RESOLUTION MEMORIALIZATIONS

Maurice Pachtinger, M.M.
Master Presentations, LLC
Block 216 Lots 15, 16
1501 Allen Avenue
Wanamassa
Use Variance Approval

The White House in Oakhurst, LLC
Block 8 Lots 20, 27
45 Monmouth Road
41 Monmouth Road
Oakhurst
Use Variance Approval
Minor Subdivision Approval
Preliminary and Final Site Plan Approval
Bulk Variance Approval

CASE CARRIED to May 29, 2013

Larchwood Minyan
Block 8.02 Lots 3, 23
48 Larchwood Avenue
Oakhurst

CASE CARRIED to June 13, 2013

Madison Lease, LLC
Block 34 Lot 3.01
805 Deal Road
Ocean

APPLICATION WITHDRAWN

Rook Coffee Roasters
Block 189 Lot 4
1701 Valley Road
Ocean

CONTINUED CASES

1. **Route 35 Realty, LLC**
Block 141 Lots 7.01, 9
900 Highway 35
Ocean
Zone C-4/RSSF

This is an application for preliminary and final site plan approval for a conditional use with "d" and "c" variances required.

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

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2. **Nathaniel R. Babayoff**
Block 17 Lot 32
319 Roosevelt Avenue
Oakhurst
Zone R-4

This is an application to construct a patio and erect a fence on this corner lot with variances for:

	Required	Proposed
Side yard setback (patio)	10'	7'
Rear yard setback (patio)	10'	5'
Front yard setback (fence)	30'	12'

CARRIED CASES

3. **Marc and Laurie Mizrachi**
Block 25 Lot 49
29 Shadow Lawn Drive
Oakhurst
Zone R-2

This is an application to construct additions with variances for:

	Required	Existing	Proposed
Total side yard under minimum	30'	61.1'	27.8'
Rear side yard under minimum	40'	42.87'	38.54'
Lot coverage over maximum	25%	26%	36.3%
Number of stories over maximum	2	2	3
Height over maximum	35'	32.4'	36.83'

Attorney for the applicant: Lois D. Sutton, Esquire

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4. **CBS Outdoor, Inc.**
Block 215 Lot 3
1021 Route 35 North
Ocean
Zone C-3

This is an application for minor site plan approval with "d" and "c" variances.

Attorney for the applicant: Reginald Jenkins, Esquire

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5. **Ilene Theodore**
Block 175 Lot 6
32 Middlebrook Drive
Ocean
Zone R-3

This is an application to install a generator with a variance for construction in the flood plain.

Attorney for the applicant: Gary Theodore, Esquire

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6. **Illiano's of Ocean, Inc.**
Block 1.02 Lot 67
933 West Park Avenue
Ocean
Zone T-1

This is an application for a "d" variance and for preliminary and final site plan approval with bulk variances.

Attorney for the applicant: Peter B. Bass, Esquire

NEW CASES

7. **Pinky Mahajan**
Block 33.23 Lot 5
610 Carol Avenue
Oakhurst
Zone R-4

This is an application to enlarge and enclose a covered front porch with a variance for lot coverage of 29.1% where 27.9% exists and a maximum of 27% is allowed.

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8. **John and Catherine Luthin**
Block 79 Lot 9
38 Lake Drive
Wanamassa
Zone R-6

This is an application to install an emergency generator with a variance for a front yard setback of 8' where a minimum of 30' is required.

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9. **Etan Mirwis**
Block 58 Lot 6
401 Crosby Avenue
Deal Park
Zone R-2

This is an application to erect a shed dormer with a variance for a front yard setback of 35.6' where 35.6' exists and a minimum of 50' is required.

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10. **Joseph Barcikai**
Block 25.34 Lot 21
446 Redmond Avenue
Oakhurst
Zone R-4

This is an application to install an emergency generator with variances for a side yard setback of 6.6' where a minimum of 10' is required.