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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: Bonney, Grabelle, Malta, Menell, Pflaster, 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 August 16, 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.

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**MINUTES FOR APPROVAL:** May 16, 2013 – Special Meeting  
May 29, 2013 – Special Meeting  
July 29, 2013 – Special Meeting

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**RESOLUTION MEMORIALIZATIONS**

**Max Sutton**

Block 25.34 Lot 3.01  
401 Brookside Avenue  
Oakhurst  
Bulk Variance Approval

**Larchwood Minyan, Inc.**

Block 8.02 Lots 3, 23  
48 Larchwood Avenue  
Oakhurst  
Bulk Variance Approval  
Conditional Use Approval  
Preliminary and Final Site Plan Approval

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**CASES CARRIED to September 12, 2013**

**Ilene Theodore**

Block 175 Lot 6  
32 Middlebrook Drive  
Ocean

**Kim and Eddie Santiago**

Block 4 Lot 20  
499 West Park Avenue  
Oakhurst

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**CASE CARRIED indefinitely with new notice required**

**Madison Lease, LLC**

Block 34 Lot 3.01  
805 Deal Road  
Ocean  
Zone C-2

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**NEW CASE**

1. **Ocean Senior Citizen  
Housing Corp**

Block 22 Lot 32  
67 Skinner Drive  
Oakhurst  
Zone R-4

This is an application for a minor subdivision of two lots with "d" and "c" variances.

Attorney for the applicant: Charles P. Stone, Esquire

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**CONTINUED CASES**

2. **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

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3. **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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**NEW CASES**

4. **JPMD, LLC**  
Block 1.02 Lot 47  
31 Cindy Lane  
Ocean  
Zone I-1

This is an application for a "d" variance in order to permit a used car dealership.

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

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5. **Yossi & Shouli Teichman**  
Block 33.03 Lot 7  
539 Trenton Avenue  
Oakhurst  
Zone R-4

This is an application to demolish an existing house and erect a new house with variance for:

	<u>Required</u>	<u>Existing/Proposed</u>
Lot Area	10,000 sq ft	8,000 sq ft
Lot Width	90'	80'

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6. **Thomas & Rhonda Mazza**  
Block 36 Lot 3  
536 Green Grove Road  
Wayside  
Zone R-2

This is an application to install a generator with a variance for:

	<u>Required</u>	<u>Proposed</u>
Front yard setback	50'	35'

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7. **Michael Richison**  
Block 138 Lot 10  
1108 Roseld Avenue  
Ocean  
Zone R-5

This is an application to replace a fence with a variance for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	17.5'	17.5'

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