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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,  
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 April 2, 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:** March 14, 2013

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**RESOLUTION MEMORIALIZATIONS**

**Woodshire Apartments, Inc.**

Block 31.02 Lot 34  
2152 Aldrin Road, #5A  
Ocean  
Denial of Appeal of the  
Zoning Officer's Decision

**Hermes J. Gomez**

Block 210 Lot 8  
1204 Lawrence Avenue  
Wanamassa  
Bulk Variance Approval

**CASES CARRIED to May 9, 2013**

**Madison Lease, LLC**

Block 34 Lot 3.01  
805 Deal Road  
Ocean

**CBS Outdoor, Inc.**

Block 215 Lot 3  
1021 Route 35 North  
Ocean

**Pinky Mahajan**

Block 33.23 Lot  
610 Carol Avenue  
Oakhurst

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**CASE WITHDRAWN WITHOUT PREJUDICE**

**T-Mobile Northeast, LLC**

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

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**CONTINUED CASES**

1. **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:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Side yard setback (patio)	10'	7.2'	7'
Rear yard setback (patio)	10'	10.9'	5'
Front yard setback (fence)	30'	---	12'

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2. **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

3. **Maurice Pachtinger, M.M.**  
**Master Presentations, LLC**  
 Block 216 Lots 15, 16  
 1501 Allen Avenue  
 Wanamassa  
 Zone C-3
- This is an application for a “d” variance.
- Attorney for the applicant: Monica C. Kowalski,  
 Esquire
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**CARRIED CASES**

4. **Marc and Laurie Mizrahi**  
 Block 25 Lot 49  
 29 Shadow Lawn Drive  
 Oakhurst  
 Zone R-2
- This is an application to construct additions with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
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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5. **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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**NEW CASES**

6. **The White House in Oakhurst, LLC**  
 Block 8 Lots 20, 27  
 45 Monmouth Road  
 41 Monmouth Road  
 Oakhurst  
 Zones C-1/R-1
- This is an application for preliminary and final site plan approval , minor subdivision approval and “d” and “c” variances.
- Attorney for the applicant: Jennifer S. Krimko,  
 Esquire
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7. **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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