



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, Napolitani, Siano,
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 November 7, 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

Hillel School

Block 34.03 Lots 2, 2.01
1025 Deal Road
Ocean
"d" Variance
Minor Site Plan Approval

Illiano's of Ocean, Inc.

Block 1.02 Lot 67
933 West Park Avenue
Ocean
"d" Variance Approval
Bulk Variances Approval
Preliminary and Minor Site Plan

Ilene Theodore

Block 175 Lot 6
32 Middlebrook Drive
Ocean
Bulk Variance Approval

Bryan Morgan

Block 33.02 Lot 2
559 Trenton Avenue
Oakhurst
Bulk Variance Approval

MINUTES FOR APPROVAL:

June 13, 2013
September 12, 2013
October 10, 2013

CASES CARRIED to December 12, 2013

CBS Outdoor, Inc.

Block 215 Lot 3
1021 Route 35 North
Ocean

Samantha Sasson

Block 44 Lot 3, 4
200 Parker Avenue
Deal

CONTINUED CASE

1. **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.

CARRIED CASES

2. **Marc & Laura Mizrachi**
Block 25 Lot 49
29 Shadow Lawn Drive
Oakhurst
Zone R-2

This is an application to demolish an existing dwelling and construct a new dwelling with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot coverage	25%	29.32%	28.9%
Rear yard setback	40'	40'	37.42'
Number of stories over maximum	2	3	3
Change in grade of 2' or more	---	---	---

Attorney for the applicant: Lois D. Sutton, Esquire

3. **JPMD, LLC**
 Block 11.02 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. A waiver of site plan approval is requested.

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

4. **Dorothea E. Helfgott-Daus**
 Block 25.18 Lot 2
 433 Wells Avenue
 Oakhurst
 Zone R-4

This is an application to convert an existing covered porch to living space with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback	30'	27.17'	27.17'
Expansion of a non-conforming structure	---	---	---

5. **Rohan Defonseka**
 Block 34.02 Lot 8
 17 Christy Lane
 Wayside
 Zone R-3

This is an application to erect a 6' high fence with a variance for a front yard setback of 6.27' where a minimum of 45' is required.

6. **Richard and Gina Pesce**
 Block 140 Lot 60
 1205 Turner Avenue
 Wanamassa
 Zone R-6

This is an application to erect a second floor addition and a covered porch with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback Turner:			
-House	30'	25.2'	25.2'
-Porch	30'	---	18.2'
Front yard setback Appleby:			
-House	30'	29.4'	29.4'
-Porch	30'	---	22.4'
Rear yard setback	30'	11.8'	11.8'

Attorney for the applicant: Richard E. Tilton, Esquire

NEW CASE

7. **Jenna DiDario**
Block 35 Lot 55
16 Carbury Road
Ocean
Zone R-1

This is an application to erect a retaining wall with a variance for a change in grade of 2' or more.
