



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 October 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

**Ocean Senior Citizen
Housing Corp**

Block 22 Lot 32
67 Skinner Drive
Oakhurst
Conditional Use
Bulk Variances
Minor Subdivision

Thomas & Rhonda Mazza

Block 36 Lot 3
536 Green Grove Road
Wayside
Bulk Variance Approval

**Michael Richison &
Marina Vujnovic**

Block 138 Lot 10
1108 Roseld Avenue
Ocean
Bulk Variance Approval

CONTINUED CASES

1. **Yossi & Shouli Teichman** This is an application to demolish an existing house and erect a new house with variances for:

Block 33.03 Lot 7
539 Trenton Avenue
Oakhurst
Zone R-4

	<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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2. **Illiano's of Ocean, Inc.** This is an application for a "d" variance and for preliminary and final site plan approval with bulk variances.

Block 1.02 Lot 67
933 West Park Avenue
Ocean
Zone T-1

Attorney for the applicant: Peter B. Bass, Esquire

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3. **CBS Outdoor, Inc.** This is an application for minor site plan approval with "d" and "c" variances.

Block 215 Lot 3
1021 Route 35 North
Ocean
Zone C-3

Attorney for the applicant: Reginald Jenkins, Esquire

NEW CASE

4. **Marc & Laura Mizrachi** This is an application to demolish an existing dwelling and construct a new dwelling with variances for:

Block 25 Lot 49
29 Shadow Lawn Drive
Oakhurst
Zone R-2

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot coverage	25%	29.32%	29.02%
Front yard setback	45'	41.71'	43.58'
Number of stories over maximum	2	3	3

Attorney for the applicant: Lois D. Sutton, Esquire

CARRIED CASES

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

This is an application to install a generator with variances:

	<u>Required</u>	<u>Proposed</u>
Side yard setback (generator)	10'	4.5'
Construction in a flood plain	---	---

Attorney for the applicant: Gary S. Theodore, Esquire

6. **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. A waiver of site plan approval is requested.

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

7. **Hillel School**
Block 34.03 Lots 2, 2.01
1025 Deal Road
Ocean
Zone R-3-PRD

This is an application for a "d" variance in order to change the conditions of approval for a for-profit summer camp and for minor site plan approval.

Attorney for the applicant: Rick Brodsky, Esquire

8. **Samantha Sasson**
Block 44 Lot 3, 4
200 Parker Avenue
Deal
Zone R-2

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

	<u>Required</u>	<u>Proposed</u>
Attorney for the applicant: Jennifer S. Krimko, Esquire		
Building lot coverage over maximum	22%	32%
Accessory building height over maximum	15'	16'
Hedge height over maximum	4'	6'
Construction in a flood plain	---	---

NEW CASES

9. **Bryan Morgan**
 Block 33.02 Lot 2
 559 Trenton Avenue
 Oakhurst
 Zone R-4

This is an application to erect a 6' high fence and install a shed with variances for:

	<u>Required</u>	<u>Proposed</u>
Front yard setback (fence)	30'	0'
Front yard setback (shed)	30'	5'

10. **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	---	---	---

11. **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.

12. **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