



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, 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 September 6, 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.

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

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

JURISDICTION TRANSFERRED to Planning Board (new notice will be provided)

Kim and Eddie Santiago

Block 4 Lot 20
499 West Park Avenue
Oakhurst

NEW CASE

1. **Ocean Senior Citizen Housing Corp** This is an application for a minor subdivision of two lots with “d” and “c” variances.
Block 22 Lot 32
67 Skinner Drive
Oakhurst
Zone R-4
Attorney for the applicant: Charles P. Stone, Esquire
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CARRIED CASES

2. **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' |
-

3. **Thomas & Rhonda Mazza** This is an application to install a generator with a variance for:
Block 36 Lot 3
536 Green Grove Road
Wayside
Zone R-2
- | | <u>Required</u> | <u>Proposed</u> |
|--------------------|-----------------|-----------------|
| Front yard setback | 50' | 35' |
-

4. **Michael Richison & Marina Vujnovic** This is an application to replace a fence with a variance for:
Block 138 Lot 10
1108 Roseld Avenue
Ocean
Zone R-5
- | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|--------------------|-----------------|-----------------|-----------------|
| Front yard setback | 30' | 17.5' | 17.5' |
-

CONTINUED CASES

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

6. **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

CARRIED CASES

7. **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 Theodore, Esquire

8. **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

9. **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.

Attorney for the applicant: Rick Brodsky, Esquire

NEW CASE

10. **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>
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	---	---

Attorney for the applicant: Jennifer S. Krimko,
Esquire
