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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, 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 July 11, 2014.

**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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**RESOLUTION MEMORIALIZATIONS**

**Shore Customs**

Block 204 Lot 4  
1213 Route 35  
Ocean  
"d" variance  
Bulk variances  
Preliminary and final site plan

**Eli Haddad**

Block 25 Lot 48  
27 Shadow Lawn Drive  
Oakhurst  
Bulk variances

**Nino's Ocean LLC**

Block 3 Lots 13, 14, 15  
2105 Highway 35  
Oakhurst  
"d" variance

**Brian & Gayle Krost**

Block 26.08 Lot 12.01, 13.01  
313 Crimson Circle  
Oakhurst  
"d" variance  
Bulk variances

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**CONTINUED CASES**

1. **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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2. **Nicole Shamah**  
Block 16.01 Lot 5  
230 Lawrence Avenue  
Oakhurst  
Zone R-4
- This is an application to finish an existing attic area with living space with a variance for three stories above grade where a maximum of two stories above grade is permitted.
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3. **Mark Schwartz**  
Block 25.34 Lot 31.02  
402 Redmond Avenue  
Oakhurst  
Zone R-4
- This is an application to erect a fence, deck, generator and shed with a variance for construction in a flood plain.
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**CARRIED CASES**

4. **2112 Highway 35 Associates, LLC**  
Block 3.01 Lots 6, 7, 8  
2112 Highway 35  
Oakhurst  
Zone C-3
- This is an application for preliminary and final site plan approval, 'd' and 'c' variances to add a drive-thru lane to the existing restaurant.
- Attorney for the applicant: Rick Brodsky, Esquire
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5. **Sunset Ventures LLC**  
Block 141 Lot 25  
1750 Brielle Avenue  
Ocean  
Zone I-1

This is an application for a “d” variance to allow the manufacturing of inks and coatings in a zone which does not permit chemical processing.

Attorney for the applicant: Edward C. Stokes, III, Esquire

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**NEW CASES**

6. **Rene Rofe**  
Block 9 Lot 10  
231 Park Avenue  
Oakhurst  
Zone R-1

This is an application for a “d” variance to construct a pool cabana with both a bathroom and HVAC unit and a bulk variance for building height of 23.5' where a maximum of 15' is permitted.

Attorney for the applicant: Jennifer S. Krimko, Esquire

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7. **Sam Mizrahi**  
Block 58 Lot 11  
150 Monmouth Road  
Oakhurst  
Zone R-2

This is an application to keep a driveway and a storage a pool patio and to construct a storage shed with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot coverage over maximum	22%	21.9%	22.6%
Rear yard setback under minimum (pool patio)	10'	3'	3'
Driveway width over maximum	20'	± 25'	± 25'
Side yard Setback under minimum (driveway)	5'	0'	0'

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8. **Mayer and Rosie Chemtob**  
Block 9 Lot 11  
205 Park Avenue  
Oakhurst  
Zone R-1

This is an application to keep a trash enclosure with a variance for side yard setback of 0' where a minimum of 20' is required.

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