



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,
Theodora, 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 13, 2015.

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.

CASES CARRIED to September 10, 2015

Dennis Tactaquin
Block 105 Lot 10
1315 Birch Avenue
Wanamassa

Selma, LLC
Block 34 Lot 14
1710 Highway 35
Oakhurst

St. George Greek Orthodox Church
Block 1.02 Lot 73
1033 West Park Avenue
Ocean

CASE CARRIED to September 30, 2015

Yeshiva Gedola Na'os Yaakov, Inc.
Block 216 Lot 19
1515 Logan Road
Wanamassa

Location: To be determined

Time: 7:00 PM

RESOLUTION MEMORIALIZATION

Edward & Sharon Dayan

Block 14.01 Lot 8
251 Wilson Avenue
Ocean
Amended - Bulk Variance
Approval

MINUTES FOR APPROVAL:

July 9, 2015 - Regular Meeting
July 15, 2015 - Special Meeting

CONTINUED CASES

1. **Deanna and Michael Houlihan**

Block 40 Lot 61
806 Maple Street
West Deal
Zone R-4

This is an application to construct additions with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback under minimum	30'	25.3'	25.3'
Rear yard setback under minimum	30'	20.6'	20.6'
Lot coverage over maximum	27%	>27%	>27%
Driveway width over maximum	20'	18'	25'
Construction in the flood plain	---	---	---

2. **Arnie Bollhardt**
Block 141 Lot 11
920 Highway 35
Ocean
Zone C-4

This is an application to change a condition of an approval granted May 22, 1997.

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

CARRIED CASES

3. **Sandra Reeves**
Block 76 Lot 2
491 S. Edgemere Drive
West Allenhurst
Zone R-5

This is an application to keep a fence with a variance for construction in the flood plain.

4. **Gary and Suzanne Michel**
Block 35.05 Lot 3
20 Coventry Drive
Wayside
Zone R-2

This is an application to keep a pool patio and wall area with a variance for a change of grade of 2' or more.

NEW CASES

5. **Stefanie and Warren Towns**
Block 25.09 Lot 1
181 Chatham Avenue
Oakhurst
Zone R-4

This is an application to demolish an existing detached garage and construct a new one story addition with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Rear yard setback under minimum	30'	26'	20'
Lot coverage over maximum	27%	32%	34%

6. **Mr. & Mrs. Jeffrey McManus** This is an application to construct a second floor addition and enlarge a covered porch with variances for:
 Block 37 Lot 37
 31 Tilton Drive
 Ocean
 Zone R-3

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback under minimum (existing porch)	45'	33'	33'
Front yard setback under minimum (proposed porch/addition)	45'	38'	24'
Side yard setback under minimum	10'	12.44'	9'

7. **Greg and Vivian Frasca** This is an application to construct a pool house and pergola with a variance for:
 Block 37.06 Lot 17
 12 Oxford Way
 Wayside
 Zone R-3

	<u>Required</u>	<u>Proposed</u>
Rear yard setback under minimum	40'	10.33'

Attorney for the applicant: Jennifer S. Krimko, Esquire

8. **Salvatore Spiezio** This is an application to reconstruct a driveway with a variance for construction in a flood plain.
 Block 4 Lot 9
 6 Brooke Street
 Oakhurst
 Zone R-4

9. **Joan Bennett** This is an application to erect a 6' high fence in a front yard with a variance for fence height over maximum where 4' is permitted.
 Block 25.15 Lot 16
 443 Harnell Avenue
 Oakhurst
 Zone R-4

10. **Marc and Laura Mizrachi**
Block 25 Lot 49
29 Shadowlawn Drive
Oakhurst
Zone R-2

This is an application to keep a generator and five AC condensers with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Side yard setback under minimum (generator)	10'	8.9'	8.9'
Side yard setback under minimum (AC condensers)	10'	7.8'	7.8'
Side yard setback under minimum (AC condensers)	10'	8.1'	8.1'

Attorney for the applicant: Lois D. Sutton, Esquire
