



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, Fuller, 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 14, 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.

RESOLUTION MEMORIALIZATIONS

Beth and Mark Weaver

Block 130 Lot 8
1314 Vina Avenue
Wanamassa
Certification of Non-Conforming
Use

Dennis Tactaquin

Block 105 Lot 10
1315 Birch Avenue
Wanamassa
Bulk Variance Approval

Glenn and Margaret Morgan

Block 64 Lot 2
708 Palmer Avenue
West Allenhurst
Bulk Variance Approval

Arnie Bollhardt

Block 141 Lot 11
920 Highway 35
Ocean
Denial of Modification
of Prior Approval

CAUCUS SESSION:

PLACE: First Floor Prosecutor's Office, Municipal Building
Deal and Monmouth Roads, Oakhurst

REGULAR MEETING

CONTINUED:

PLACE: Public Meeting Room, Municipal Building
Deal and Monmouth Roads, Oakhurst

ROLL CALL:

Chairman Goode, Vice Chair Schepiga;
Board Members: Bonney, Fuller, Grabelle, Malta, Menell, Napolitani, Siano,
Van Wagner, Worrell

RESOLUTION for defense of Yeshiva Gedola Na'Os Yaakov, Inc., a New Jersey nonprofit corporation and Zebra Holdings II, LLC, a New Jersey Limited Liability Company, Plaintiffs vs. Township of Ocean, N.J. and Zoning Board of Adjustment of the Township of Ocean, Defendants, filed in the United States District Court for the District of New Jersey, Civil Docket No. 16-00096.

CASES CARRIED to February 18, 2016

Morris Dweck

Block 43 Lots 1, 2
300 Parker Avenue
West Deal

St. George Greek Orthodox Church

Block 1.02 Lot 73
1033 West Park Avenue
Ocean

Jack and Deborah Ades

Block 8 Lot 32
11 Old Farm Road
Oakhurst

Laurene Feeney

Block 118 Lot 7
1406 Unami Avenue
Wanamassa

Sandra Reeves

Block 76 Lot 2
491 S. Edgemere Drive
West Allenhurst

Emily Kassin

Block 47 Lot 5
333 Holly Terrace
West Deal

**Coach's Enterprises
d/b/a Otto's**

Block 34 Lot 11
1610 Highway 35
Oakhurst

**R. Christopher Chambers
Sara Griesbach**

Block 9 Lot 56
247 Howard Avenue
Shadow Lawn Manor

CONTINUED CASE

- 1. **Silmar Oliveira**
Block 22 Lot 46
243 Overbrook Avenue
Oakhurst
Zone R-4

This is an application to erect a single family dwelling with a deck and inground pool with variances for:

	Required	Proposed
Lot width under minimum	90'	70'
Stories above grade over maximum	2	3
Side yard setback under minimum (AC units)	10'	7'
Lot coverage building over maximum	27%	100%
Construction in a flood plain	---	---

Attorney for the applicant: Paul R. Edinger, Esq.

CARRIED CASES

- 2. **Alfred Slinger**
Block 33.40 Lot 7
1627 Westfield Street
Oakhurst
Zone R-4

This is an application to demolish an existing single-family home and construct a new single-family home with variances for:

	Required	Proposed
Lot size under minimum	10,000 sf	8,000 sf
Lot width under minimum	90'	80'
Lot coverage over maximum	27%	27.9%
Deck screening	---	---

3. **IL Investments, LLC**
 Block 26.02 Lot 3
 6 Calvin Terrace
 Oakhurst
 Zone R-4

This is an application to erect a second story addition and to keep a shed, cabana/gazebo and pool equipment with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback (dwelling) under minimum	30'	26'	26'
Single side yard setback(dwelling) under minimum	10'	7.3'	7.3'
Combined side yard setback (dwelling) under minimum	25'	21.83'	21.83'
Lot coverage building over maximum	27%	32.35%	32.35%
Side yard setback (shed) under minimum	5'	2.5'	2.5'
Side yard setback (cabana/gazebo) under minimum	10'	4'	4'
Rear yard setback (cabana/gazebo) under minimum	30'	16.58'	16.58'
Side yard setback (pool equipment) under minimum	10'	3.58'	3.58'

Attorney for the applicant: Jennifer S. Krimko, Esquire

NEW CASES

4. **Molly Cohen**
Block 22 Lot 108.04
304 Grant Avenue
Deal Park
Zone R-2

This is an application to construct a pergola over a portion of a proposed patio and to keep an inground pool, surround and retaining wall with variances for:

	<u>Required</u>	<u>Proposed</u>
Rear yard setback under minimum (pergola)	40'	35.2'
Change in grade of 2' or more	---	---

Attorney for the applicant: Jennifer S. Krimko, Esquire

5. **David Estin and Mindy Wisner-Estin**
Block 35 Lot 73
29 North Woods Road
Wayside
Zone R-2

This is an application to erect a one-story addition, an inground pool and a shade canopy over an existing deck. Variances are required for:

	<u>Required</u>	<u>Proposed</u>
Accessory building/structure height over maximum	15'	25.5'
Rear yard setback (deck) under minimum	40'	30'
Lot coverage (building) over maximum	22%	23%
Change in grade of 2' or more	---	---

Attorney for the applicant: Jennifer S. Krimko, Esquire
