



CAUCUS SESSION: TIME: 7:15 P.M.
 PLACE: Second Floor Conference Room
 Municipal Building
 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 March 10, 2016.

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.

NOTICE:

All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Channel, Channel 22 on Verizon FIOS and Channel 77 on Cablevision. All cell telephones must be turned off, or if you need to make a call, please make your call outside the meeting room.

MINUTES FOR APPROVAL: March 21, 2016 – Closed Session Only
 April 5, 2016 – Special Meeting
 April 25, 2016 – Special Meeting

RESOLUTION MEMORIALIZATIONS

Joseph Romano

Block 140 Lot 25
1205 Spruce Avenue
Wanamassa
Bulk Variance Approval

Hollywood Golf Club

Block 40 Lots 1, 2, 34, 82, 83, 84, 88, 100, 111
510 Roseld Avenue
West Deal
D-1 and D-3 Variance Approval
Bulk Variance and Minor Site Plan Approval

Mark Massry

Block 10.01 Lot 1
101 Larchwood Avenue
Oakhurst
Bulk Variance Approval

CASES CARRIED to July 21, 2016

**St. George Greek
Orthodox Church**

Block 1.02 Lot 73
1033 West Park Avenue
Ocean

**R. Christopher Chambers
Sara Griesbach**

Block 9 Lot 56
247 Howard Avenue
Shadow Lawn Manor

Emily Kassin

Block 47 Lot 5
333 Holly Terrace
Deal Park

Morris Dweck

Block 43 Lots 1, 2
300 Parker Avenue
Deal Park

4N Investors

Block 209 Lots 15, 16
1119 Highway 35 North
Ocean
New notice will be provided

CASE TO BE RE-OPENED WITH NEW NOTICE

Joshua Bard

Block 33 Lot 78
700 Auth Avenue
Oakhurst

CONTINUED CASE

1. **Jack and Deborah Ades**
Block 8 Lot 32
11 Old Farm Road
Oakhurst
Zone R-1 Cluster

This is an application to demolish an existing dwelling and accessory structures and to construct a new dwelling, pool, terrace and raised patio. Variances are required for:

	<u>Required</u>	<u>Proposed</u>
Side yard setback under minimum (window wells)	20'	17.83'
Total side yard setback under minimum	40'	39.66'
Lot coverage (buildable) over maximum	20%	32.09%
	2	3
Stories above grade over maximum		
Change in grade of 2' or more	---	---
Construction in a flood plain	---	---

Attorney for the applicant: Jennifer S. Krimko, Esquire

CARRIED CASES

2. **Kyle Plunkett**
Block 135 Lot 1
32 Wardell Place
Ocean
Zone R-5

This is an application to construct a wraparound covered porch on this corner lot with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Rear yard setback under minimum	30'	---	27'
Lot coverage (buildable) over maximum	35% (2,137 sf)	31% (1,935 sf)	35% (2,280 sf)

Attorney for the applicant: Gary Bennett, Esquire

3. **Nicholas Case**
 Block 33.06 Lot 2
 162 Whalepond Road
 Oakhurst
 Zone R-4

This is an application to keep a solid fence and driveway on this corner lot with variances for:

	<u>Required</u>	<u>Proposed</u>
Driveway width over maximum in front yard	20'	23'
Driveway setback from side property line under minimum	5'	0'
Front yard setback for fence under minimum	30'	0'

NEW CASES

4. **Eve Mamiye**
 Block 22 Lot 105
 13 Portage Path
 Deal
 Zone R-2

This is an application to erect a one story addition with a variance for a front yard setback of 44.1' where 39.6' exists and a minimum of 50' is required.

5. **Daniel Beyda**
 Block 51 Lot 3
 408 Crosby Avenue
 Deal
 Zone R-2

This is an application to demolish an existing dwelling and erect a new single family dwelling while keeping some accessory structures including an inground pool, patio, driveway and fencing. Variances are required for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot area under minimum	22,500 sf	18,500 sf	18,500 sf
Lot width under minimum	125'	100'	100'
Rear yard setback under minimum (patio)	10'	9'	9'
Side yard setback under minimum (pool equipment)	10'	3'	3'
Walkway width over maximum in front yard	4'	--	15' & 7'

Attorney for the applicant: Jennifer S. Krimko, Esquire
