



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, 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 13, 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.

REORGANIZATION

1. Swear in Members
 2. Elect Chairman
 3. Elect Vice Chairman
 4. Approve meeting dates for upcoming year
 5. Appoint Board of Adjustment Attorney
 6. Appoint Board of Adjustment Planner
 7. Appoint Board of Adjustment Engineer
 8. Appoint Board of Adjustment Secretary
 9. Swearing in of Professionals
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RESOLUTION MEMORIALIZATIONS

Russmarc, LLC

Block 137 Lots 30, 31
909 Highway 35
Ocean
Conditional Use Approval
Bulk Variance Approval
Preliminary and Final Site Plan Approval

CASES CARRIED to August 25, 2016

**Park Avenue Tennis Center, LLC
& Township of Ocean**

Block 3 Lot 17
615 West Park Avenue
Oakhurst

Nicholas Case

Block 33.06 Lot 2
162 Whalepond Road
Oakhurst

**St. George Greek
Orthodox Church**

Block 1.02 Lot 73
1033 West Park Avenue
Ocean

**Lakeside Adult Medical Day
Care Center, LLC**

Block 140 Lot 81
1001 Wickapecko Drive
Wanamassa

Joshua Bard

Block 33 Lot 78
700 Auth Avenue
Oakhurst

Keith A. DiLello, Jr.

Block 3.03 Lot 24
27 Branch Road
Oakhurst

Eric Epstein

Block 9 Lot 2.01
71 Larchwood Avenue
Oakhurst

Morris Dweck

Block 43 Lots 1, 2
300 Parker Avenue
Deal Park

R. Christopher Chambers

Sara Griesbach
Block 9 Lots 53, 56
247 Howard Avenue
Shadow Lawn Manor

CARRIED CASES

1. **4N Investors**
Block 209 Lots 15, 16
1119 Highway 35 North
Ocean
Zones C-3 and O-1/40

This is an application for preliminary and final site plan approval with "d" and "c" variances.

Attorney for the applicant: Jennifer S. Krimko, Esquire

2. **Emily Kassin**
Block 47 Lot 5
333 Holly Terrace
Deal Park
Zone R-2

This is an application to keep a pergola, patio and swing set on this corner lot with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot coverage, building over maximum	22%	28%	28%
Front yard setback under minimum (pergola)	50'	31'	31'
Front yard setback under minimum (paver patio)	50'	33'	33'
Front yard setback under minimum (concrete patio)	50'	28'	28'
Front yard setback under minimum (swing set)	50'	21'	21'
Walkway width over maximum	4'	5'	5'

NEW CASES

3. **Michele Tringali**
Block 25.07 Lot 5
191 Ampere Avenue
Oakhurst
Zone R-4

This is an application to replace an existing deck with variances for:

	<u>Required</u>	<u>Proposed</u>
Front yard setback under minimum	30'	10.5'
Side yard setback under minimum	10'	5'

4. **Charles and Augusta Rini**
 Block 33.22 Lot 7
 1908 Waverly Street
 Oakhurst
 Zone R-4

This is an application to erect a one story addition, a porch, a deck and fencing with variances for:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front yard setback under minimum (Waverly)	30'	28.1'	25.6'
Side yard setback under minimum	10'	9.8'	9.8'
Lot coverage, building over maximum	27%	27%	34%
Accessory structure (deck) front yard setback under minimum	30'	--	25.1'
Fence (6') over maximum height in front yard setback	30'	--	3'

5. **Ellyn Rosati**
Kyle Breese
 Block 25.34 Lot 14
 445 Brookside Avenue
 Oakhurst
 Zone R-4

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