

**CAUCUS SESSION:** 7:15 P.M. Second Floor Conference Room  
Deal and Monmouth Roads  
Oakhurst

**REGULAR MEETING:** 7:30 P.M. Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

**MEMBERS**

**PRESENT:** Maureen Bonney, Alt I  
John Fuller, Alt IV  
Jane Grabelle  
Russell Malta  
John Napolitani, Alt II  
Henry Schepiga, V Chair  
James Worrell  
Warren Goode, Chairman

**MEMBERS**

**ABSENT:** Eric Menell  
Peter Siano, Alt III  
Richard Van Wagner

**OTHERS PRESENT** Mark A. Steinberg, Esq., Zoning Board Attorney  
William Fitzgerald, PE, Board Engineer  
Marianne Wilensky, PP, Planning Administrator  
Rachel Montemarano, Board Secretary  
Recording Secretary

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on October 14, 2015.

Chairman Goode announced that meetings are now audio and video taped and are shown on the Township of Ocean's Community Cable Channel, Channel 22 on Verizon FIOs and Channel 77 on Cablevision.

**RESOLUTION MEMORIALIZATIONS**

**Alfred Slinger**

Block 33.40 Lot 7  
1627 Westfield Street  
Oakhurst  
Bulk Variance Approval

**MOVED:** Schepiga **SECOND:** Grabelle  
**FAVOR:** Grabelle, Malta, Schepiga, Worrell,  
Goode  
**OPPOSED:** None  
**INELIGIBLE:** Bonney, Fuller, Napolitani  
**ABSENT:** Menell, Siano, Van Wagner

**Molly Cohen**

Block 22 Lot 108.04  
304 Grant Avenue  
Deal Park  
Bulk Variance Approval

**MOVED:** Schepiga **SECOND:** Grabelle  
**FAVOR:** Grabelle, Malta, Schepiga, Worrell,  
Goode  
**OPPOSED:** None  
**INELIGIBLE:** Bonney, Fuller, Napolitani  
**ABSENT:** Menell, Siano, Van Wagner

**David Estin and Mindy Wiser-Estin**

Block 35 Lot 73  
29 North Woods Road  
Wayside  
Bulk Variance Approval

**MOVED:** Schepiga **SECOND:** Grabelle  
**FAVOR:** Grabelle, Malta, Schepiga, Worrell,  
Goode  
**OPPOSED:** None  
**INELIGIBLE:** Bonney, Fuller, Napolitani  
**ABSENT:** Menell, Siano, Van Wagner

**MINUTES FOR APPROVAL**

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting December 1, 2015.**

In Favor: Bonney, Grabelle, Napolitani, Worrell, Goode  
Opposed: None  
Ineligible: Fuller, Malta, Schepiga  
Absent: Menell, Siano, Van Wagner

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting January 6, 2016.**

In Favor: Bonney, Fuller, Grabelle, Malta, Napolitani, Worrell  
Opposed: None  
Ineligible: Schepiga, Goode  
Absent: Menell, Siano, Van Wagner

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting January 21, 2016.**

In Favor: Bonney, Fuller, Grabelle, Malta, Schepiga, Worrell, Goode  
Opposed: None  
Ineligible: Napolitani  
Absent: Menell, Siano, Van Wagner

**CASES CARRIED to March 3, 2016**

**Coach's Enterprises  
d/b/a Otto's**  
Block 34 Lot 11  
1610 Highway 35  
Oakhurst

**Emily Kassin**  
Block 47 Lot 5  
333 Holly Terrace  
West Deal

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

**Sandra Reeves**  
Block 76 Lot 2  
491 S. Edgemere Drive  
West Allenhurst

**R. Christopher Chambers  
Sara Griesbach**  
Block 9 Lot 56  
247 Howard Avenue  
Shadow Lawn Manor  
*New notice and  
publication will be  
made*

**CASE CARRIED to April 21, 2016**

**Morris Dweck**  
Block 43 Lots 1, 2  
300 Parker Avenue  
Deal Park

**Jack and Deborah Ades**  
Block 8 Lot 32  
11 Old Farm Road  
Oakhurst

**CONTINUED CASE**

**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 lot width under minimum, stories above grade over maximum, lot coverage over maximum and construction in a flood plain.

Attorney for the applicant: Paul R. Edinger, Esquire

The Board's information packet was marked B-2. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald, PE summarized his report.

The attorney for the applicant, Paul Edinger, Esquire submitted a report numbered ESR-2074 which was marked into evidence A-6. This report was submitted to satisfy Mr. Fitzgerald's request for information regarding the flood vents. The engineer for the applicant, John Buletza, PE referred to A-6 and said that he had testified to the rate of rise and fall through the flood vents, which occurs at a rate of 5 feet per hour. The report addresses this. He said that he was unaware that Mr. Fitzgerald was looking for information about the drainage under the crawlspace. Mr. Fitzgerald said that he is concerned with the ventilation of the crawl space and wants to know how long it will take the area to dry out once it becomes wet. Mr. Buletza said that it could be a day or two to dry out, or the owners could speed up the process using a dry-vac or sump pump. Mr. Edinger said that sump pumps are not presently proposed on the plan, but would be logical for the homeowner to add. Mr. Fitzgerald said that he would not choose this option for his home, rather he would choose piles, but it is fine if that's what the owner wants to do.

The plot plan revised through 2/4/16 was marked into evidence A-7. Mr. Buletza said that they have incorporated permeable paving stones into the driveway which has plastic tube spaces with sand in between and pea gravel under the pavers. Mr. Fitzgerald said that this is a good system, but recommended a thicker paver. A tree is proposed to supplement the rear property line. The A/C units have been relocated to a conforming location, therefore no variance is needed. Mr. Buletza said that the lot coverage has been reduced by 4% by using the permeable paver system.

Board member Maureen Bonney asked how the vents work. Mr. Buletza explained that they let water in and out with vents that open and close to equalize the water level. Mr. Fitzgerald added that the system is called 'smart' because it opens and closes automatically.

With no further questions for Mr. Buletza, Mr. Edinger presented the architect for the applicant, Rui Amaral. Mr. Amaral submitted architectural plans revised through 1/28/16 which was marked into evidence A-8. Mr. Amaral described the changes that have been made to the plans, including a bump-out on the left side and right side of the house as well as removing the fireplace. The windows in the attic have been removed and the staircase to the attic has been replaced with a pull-down access.

A Motion to close the public hearing was made by Henry Schepiga and seconded by James Worrell.

In Favor: Bonney, Fuller, Grabelle, Malta, Schepiga, Worrell, Goode  
Opposed: None

A motion to approve the application with the conditions as set forth by the Board Engineer was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Bonney, Fuller, Grabelle, Malta, Schepiga, Worrell, Goode  
Opposed: None  
Ineligible: Napolitani  
Absent: Menell, Siano, Van Wagner

**CARRIED CASES**

**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.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet was marked B-1. Planning Administrator Marianne Wilensky, PP read her report. Board Engineer William Fitzgerald, PE summarized his report, noting that anything without permits should be inspected. He also said that the driveway bollards should be removed as they are a hazard. Ms. Wilensky noted that there were previous approvals for additional storage space in the garage, which now appears to have been converted to living space.

The attorney for the applicant, Jennifer S. Krimko, Esquire said that they are eliminating some of the requested variances. She also said that the current garage is used as a garage, but they are proposing to convert some of it to living space. She explained that the applicant purchased the property as-is a year ago with all these existing conditions, which were discovered when they made the variance application. They are proposing to remove the pool house completely and will relocate the shed to a conforming location, reducing the coverage to 30.1%.

Architectural plans dated November 10, 2015 were marked into evidence A-1. A plan revised through February 16, 2016 for the removal of the cabana and relocation of the shed was marked into evidence A-2 for ID-only. Ms. Krimko said that this plan will be submitted ten days before a next hearing or as a condition of approval. A packet containing six photographs from Google Earth prepared by Ms. Krimko was marked into evidence A-3.

The architect for the applicant, Alan Zimbler was sworn in. Mr. Zimbler referred to A-1, noting that the applicant is proposing to renovate a portion of the garage for additional living space. An addition over a portion of the second floor will be for additional bedrooms. Mr. Zimbler referred to A-2 and said that the cabana will be removed and the shed will be relocated. The shed is used for storage of pool equipment. He said that the applicant can agree to a condition of approval that when it comes time for the pool equipment to be replaced, it will be relocated to a conforming location. With regard to the driveway bollards, Ms. Krimko said that if they are on the property, they will most likely be removed. If they are in the right-of-way they will have to contact the Town for permission to remove them.

Mr. Schepiga asked if there is any buffer at the rear of the property near the shed. Ms. Krimko said that there is a 6' solid vinyl fence proposed to enclose the rear yard and for privacy. The chain link fence will be removed and will be shown on revised plans.

Ms. Krimko said that once the current tenant is no longer living there, the owner will be able to rectify many of the property maintenance issues.

A motion to close the public hearing was made by Russell Malta and seconded by James Worrell.

In Favor: Bonney, Grabelle, Malta, Napolitani, Schepiga, Worrell, Goode  
Opposed: None

A motion to approve the application conditioned upon the submission of revised plans and a deed notice filed for the future replacement and relocation of the pool equipment was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Bonney, Grabelle, Malta, Napolitani, Schepiga, Worrell, Goode  
Opposed: None  
Ineligible: Fuller  
Absent: Menell, Siano, Van Wagner

**Laurene Feeney**

Block 118 Lot 7  
1406 Unami Avenue  
Wanamassa  
Zone R-6

This is an application to demolish an existing single family dwelling and construct a new single family dwelling with a variance for a front yard setback of 21.5' to the porch and 25.2' to the house where 12.6' exists and a minimum of 30' is required.

The Board's information packet was marked B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald, PE summarized his report, recommending that the applicant reconsider the basement slab, saying that it should be no closer than 2' to the seasonal high water table.

Laurene Feeney and her husband, Neil Feeney, were sworn in. Mr. Feeney said that he agrees with Mr. Fitzgerald's suggestions and that he can raise the house. He said that they have both lived in Ocean their entire lives and want to stay in the neighborhood. They considered all their options, including leaving the house as it is, moving, adding on to the existing home, rebuilding the home to meet the zoning requirements, or rebuilding to meet their needs. Mr. Feeney explained that the current home is not structurally sound for a second story addition. They are also preparing for the future and want to keep one bedroom downstairs. The original plan had all the bedrooms on the first floor, but the coverage was too high so they made revisions to the plans to have the rest of the bedrooms upstairs. He said that the craftsman style home conforms to the neighborhood. Ms. Wilensky said that the front yard setback is the same or better than others on the street.

A motion to close the public hearing was made by Henry Schepiga and seconded by Russell Malta.

In Favor: Bonney, Grabelle, Malta, Napolitani, Schepiga, Worrell, Goode  
Opposed: None

A motion to approve the application was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Bonney, Grabelle, Malta, Napolitani, Schepiga, Worrell, Goode  
Opposed: None  
Ineligible: Fuller  
Absent: Menell, Siano, Van Wagner

Meeting adjourned at 8:50 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary