

CAUCUS SESSION: 7:15 P.M. First 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
Eric Menell
Richard Van Wagner
James Worrell
Warren Goode, Chairman

MEMBERS

ABSENT: John Napolitani, Alt I
Henry Schepiga, V Chair
Peter Siano, Alt III

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 March 10, 2016.

MINUTES FOR APPROVAL

A motion was made by Warren Goode and seconded by Jane Grabelle to approve the **minutes from the meeting of March 21, 2016 – Closed Session Only.**

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

A motion was made by Warren Goode and seconded by Jane Grabelle to approve the **minutes from the special meeting of April 5, 2016.**

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

A motion was made by Warren Goode and seconded by Jane Grabelle to approve the **minutes from the special meeting of April 25, 2016.**

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

RESOLUTION MEMORIALIZATIONS

Joseph Romano

140 Lot 25
1205 Spruce Avenue
Wanamassa
Bulk Variance Approval

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

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

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

Mark Massry

Block 10.01 Lot 1
101 Larchwood Avenue
Oakhurst
Bulk Variance Approval

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

CASES CARRIED to July 21, 2016

Morris Dweck

Block 43 Lots 1, 2
300 Parker Avenue
Deal Park

Emily Kassin

Block 47 Lot 5
333 Holly Terrace
West Deal

Nicholas Case

Block 33.06 Lot 2
162 Whalepond Road
Oakhurst

4N Investors

Block 209 Lots 15, 16
1119 Highway 35
Ocean
(New Notice will be provided)

R. Christopher Chambers

Sara Griesbach
Block 9 Lot 56
247 Howard Avenue
Shadow Lawn Manor

St. George Greek

Orthodox Church
Block 1.02 Lot 73
1033 West Park Avenue
Ocean

CASE TO BE RE-OPENED WITH NEW NOTICE

Joshua Bard

Block 33 Lot 78
700 Auth Avenue
Oakhurst

CONTINUED CASE

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 with variances.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet containing reports of the Board professionals was marked B-2. Planning Administrator Marianne Wilensky, PP read her report and the Board Engineer William Fitzgerald, PE summarized his report, noting that the applicant is now proposing a porous patio and mitigation is being offered for the drainage of the site. He said that he has no problem with the Board granting the variance for construction in the flood plain. Mr. Fitzgerald said that he does not recommend that all the trees be removed as part of this application, but rather later during construction in accordance with the tree removal ordinance. Ms. Krimko said that upon the suggestion of Ms. Wilensky, the applicant hired a tree expert to assess the health of the existing

trees. The tree expert found that all the large trees were diseased. They were initially proposing to remove all the trees, but based on Mr. Fitzgerald's report, they will amend the plans to limit tree removal to only those trees within the limit of disturbance.

The following items were marked into evidence:

- A-8 Variance Plan revised through 5/25/16
- A-9 Architectural plans revised through 5/27/16
- A-10 Tree location plan revised through 5/25/16
- A-11 Tree Report/ Woodlot Appraisal prepared by Zig Panek
- A-12 Color rendering of Sheet 1 of the Variance Plan

The engineer for the applicant, Marc Leber, PE, discussed the changes that have been made to the plans. The house has been reduced in size so that it is now 1 sq ft under what would be permitted if the flood plain is not accounted for. The driveway has been modified to be a U-shape, eliminating the need for the width variance. A drainage system has been designed to capture more coverage than what exists, so there will be less runoff. All the trees outside of the limit of disturbance will be retained. Only the trees within the limit of disturbance will be removed at this time. A tree plan will be submitted for the front yard. Chairman Goode expressed concern about diseased trees not being removed. Ms. Krimko explained that the trees may be in an area regulated by the DEP, but it is unclear. The applicant would prefer to keep that area untouched to not complicate this application with DEP applications. They will remove the trees at a later time through the tree removal application process.

Chairman Goode said that he is satisfied by the reduced coverage and is fine with the window wells staying as proposed.

A Motion to close the public hearing was made by Jane Grabelle and seconded by James Worrell.

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

A motion to approve the application conditioned upon the submission of a revised landscape plan and drainage subject to the Board Engineer's approval was made by Jane Grabelle and seconded by Maureen Bonney.

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

CARRIED CASES

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 rear yard setback under minimum and lot coverage over maximum.

Attorney for the applicant: Gary Bennett, Esquire

The Board's information packet containing reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky, PP read her report. Board Engineer William Fitzgerald, PE summarized his report.

The attorney for the applicant, Gary Bennett, Esquire said that the applicants are a young couple with a child and another baby on the way. They want to add on to

their home to accommodate their growing family. The porch will add character to the home and allow them to be outdoors.

The applicant, Kyle Plunkett, said that he purchased the home in 2009 and they want to add on to it to accommodate their family. He already has permits for the addition, but want to add the porch to give the home a country-style look. He said that there are other homes in the neighborhood that have wrap-around porches. The porch will not be enclosed or screened.

With regard to providing off-street parking, Mr. Plunkett said that he will be widening the driveway to fit two cars, but will be shifting the driveway in order to keep the tree that is located just to the west of it. The building permits will be updated to reflect this change.

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

In Favor: Bonney, Grabelle, Malta, Menell, Van Wagner, Worrell, Goode
Opposed: None

A motion to approve the application was made by Richard Van Wagner and seconded by Russell Malta.

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

NEW CASES

Eve Mamiye

Block 22 Lot 105
13 Portage Path
Deal Park
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.

The Board's information packet containing the reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky, PP read her report. Board Engineer William Fitzgerald, PE summarized his report, noting that he has no engineering concerns with the application.

The applicant, Eve Mamiye, explained that the addition will square off the area to give more room to shift the dining room over and add room for a foyer. She said that the siding and roof of the addition will match the rest of the home.

A motion to close the public hearing was made by Jane Grabelle and seconded by James Worrell.

In Favor: Bonney, Grabelle, Malta, Menell, Van Wagner, Worrell, Goode
Opposed: None

A motion to approve the application was made by Jane Grabelle and seconded by Richard Van Wagner.

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

Daniel Beyda

Block 51 Lot 3
408 Crosby Avenue
Deal Park
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 with variances.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet containing the reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky, PP read her report. Board Engineer, William Fitzgerald, PE summarized his report, noting that he has no substantial engineering concerns with the application, but that there are major drainage issues in this area.

Attorney for the applicant, Jennifer S. Krimko, Esquire said that the applicant is removing the request for the walkway in the front yard.

The following items were marked into evidence:

- A-1 Survey/ Plot Plan / Variance Plan revised through April 15, 2016
- A-2 Architectural Plans revised through January 5, 2016

Due to the lot being undersized, Ms. Krimko said that letters were sent to the adjoining property owners offering the property for sale or to purchase part of their property in order to make it conform. No responses were received.

The Planner and Project Manager for the applicant, Imants Smildzins, explained that the home itself does not require variance relief. Variances are needed for the accessory structures such as the patio and pool equipment. He said that the applicant agrees that if the pool equipment needs to be replaced in the future, it will be relocated to a conforming location. Mr. Smildzins said that plans will be submitted to address Mr. Fitzgerald's concerns regarding pre-and post-development runoff, which will be mitigated.

Ms. Krimko referred to A-2, noting that there is a door that leads to nowhere. A landing will be added to the plans for egress, but no variances are needed.

A motion to close the public hearing was made by Jane Grabelle and seconded by Russell Malta.

In Favor: Bonney, Grabelle, Malta, Menell, Van Wagner, Worrell, Goode
Opposed: None

A motion to approve the application was made by Jane Grabelle and seconded by Eric Menell.

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

Meeting adjourned at 8:35 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary