

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room
Deal and Monmouth Roads
Oakhurst

DISCUSSION: The Board discussed the proposed meeting dates for the upcoming year.

REGULAR MEETING: 7:35 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS PRESENT: Tracy Berkowitz, Alt. I
Jane Grabelle
Warren Goode, Chair
Brian Lefferson, Alt. IV
Russell Malta
David Messer
Leon Pflaster, Alt. II
Henry Schepiga, Vice Chair

MEMBERS ABSENT: Mario Delano, Alt. III
Jennifer Lombardi
Richard Van Wagner

OTHERS PRESENT: Mark A. Steinberg, Zoning Board Attorney
Marianne Wilensky, Planning Administrator
Margo Simpson, Board Secretary
Recording Secretary

OTHERS ABSENT: William Fitzgerald, Board Engineer
James Higgins, Board Planner

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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on May 5, 2010.

MINUTES FOR APPROVAL A motion was made by Warren Goode and seconded by Jane Grabelle to approve the **minutes from the meeting of May 12, 2010.**

In Favor: Lefferson, Malta, Goode
Opposed: None
Ineligible: Berkowitz, Grabelle, Messer, Pflaster, Schepiga
Absent: Delano, Lombardi, Van Wagner

RESOLUTION MEMORIALIZATIONS

Cindi and Kirk White

Block 25.28, Lot 3
240 Woodcrest Road
Oakhurst

Bulk Variance Approval

MOVED: Goode SECOND: Malta
FAVOR: Goode, Lefferson, Malta,
OPPOSED: None
INELIGIBLE: Berkowitz, Grabelle, Messer, Pflaster,
Schepiga
ABSENT: Delano, Lombardi, Van Wagner

CARRIED to June 23, 2010

Yeshiva of Ocean

Block 34.03, Lots 5.01, 5.02
1001 Deal Road
Wayside

CARRIED TO July 8, 2010

Pitti Bimi

Block 22, Lot 81
264 Norwood Avenue
Deal Park

Phillip Voorhees

Block 35, Lot 90
34 Brandywine Road
Wayside

Steven Mauro

Block 33.14, Lot 1
712 West Park Avenue
Oakhurst

CARRIED TO July 8, 2010

Maraliese Beveridge
Robert Carver
Block 9, Lot 78
217 Alpern Avenue
Elberon Park

Ellen Conner
Elizabeth Bennett
Block 25.06, Lot 14
514 Garwood Street
Oakhurst

CONTINUED CASES

Walter J. Clifford
Block 105, Lot 21
1306 Maple Avenue
Wanamassa
Zone R-6

This is an application to construct a new single family dwelling where the previous dwelling was destroyed with variances for front yard setback and lot coverage.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2**. Planning Administrator Marianne Wilensky read her report and in the absence of the Board Engineer, read his report into the record.

Ms. Wilensky explained that the applicant has revised the plan to reduce the size of the proposed dwelling. They have eliminated the roof over the front porch to reduce the lot coverage to 36.4% where 35% is the requirement.

Mr. Walter Clifford said that he redesigned the house after hearing the concerns of the Board at the last hearing.

A motion to close the public hearing was made by Jane Grabelle and seconded by Henry Schepiga.

In Favor: Berkowitz, Grabelle, Lefferson, Malta, Messer, Schepiga, Goode
Opposed: None

A motion of approval was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Lefferson, Malta, Messer, Pflaster, Schepiga, Goode
Opposed: None
Ineligible: Pflaster
Absent: Delano, Lombardi, Van Wagner

To be memorialized at the next meeting.

David and Wendy Jemal
Block 44, Lots 7, 8.02
404 Maple Avenue
Deal Park
Zone R-2

This is an application to construct a new home with variances for lot width, lot depth, front yard setback, lot coverage, hedge in a front yard, construction in a flood plain, and change in grade of more than two feet.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2**. In the absence of the Board Engineer, Planning Administrator Marianne Wilensky read his report into the record.

Jennifer Krimko, Esquire, representing the applicant, placed the following into the record:

- Evidence A-5** Engineering plan dated December 14, 2006
- Evidence A-6** Architectural plans revised June 1, 2010
- Evidence A-7** A plan prepared by Charles Surmonte showing the flood plain area at 11,271 square feet.
- Evidence A-8** A coverage chart prepared by Jennifer Krimko

Ms. Krimko explained that there was a mistake made in calculating the coverage. The engineer, Charles Surmonte, did not subtract the flood plain in his calculation. Mr. Surmonte calculated the flood plain as 11,271 square feet, which needs to be included in the lot coverage numbers. Ms. Krimko said that she prepared a coverage chart showing the previous calculation and the correct calculation. In addition, there is a third calculation if the porch is removed.

Ms. Krimko said that the applicant is seeking to reduce the variances. She presented the applicant's Architect, Dave Feldman. Mr. Feldman referred to the plan that was marked as **evidence A-6**. Mr. Feldman said that the house has been reduced by 60 square feet for a total footprint of 2,953 square feet. The cabana has been reduced from 510 square feet to 428 square feet.

Ms. Krimko pointed out that the family is very large with nine children. One child is handicapped and requires a full-time assistant. There is also a nanny for the other eight children.

Mr. Feldman said that the bedroom sizes are not significant, averaging sizes of 10' X 11' to 11' X 12'. Many bedrooms are required for the large family.

At this point, the recording system stopped working and the meeting had to be adjourned. This application was carried to the meeting of July 8, 2010.

Planning Administrator Marianne Wilensky announced that the application of Phillip Voorhees would be carried to July 8, 2010. In regard to the applications of Steven Mauro and Ellen Connor/Elizabeth Bennett, they will also be carried to July 8, 2010. However, since the last two cases are fairly straight-forward, Board Attorney Mark Steinberg will review the Board's professional's reports and bring positive resolutions to the meeting of July 8, 2010.

Meeting adjourned 8:20 P.M.

Margo Simpson
Board Secretary
Recording Secretary