

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

Planning Administrator Marianne Wilensky explained that there have been emails sent and notices put in people's mailboxes regarding the application of Yeshiva of Ocean. The notices had a note to call the Planning office to see if the case was still on the agenda. The office received a lot of telephone calls asking whether the applicant had carried. The applicant's attorney, Jennifer Krimko, Esquire, wanted to carry the application, but Ms. Wilensky was reluctant to do that and told Ms. Krimko that she must come to the Board to ask for an adjournment.

Board Attorney advised the Board that if they choose to carry the case, they should vote on carrying it. He also noted that the Board Members were notified asking them not to open any emails they got regarding this matter.

REGULAR MEETING: 7:30 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
Richard Van Wagner

MEMBERS ABSENT: Mario Delano, Alt. III

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
Marianne Wilensky, Planning Administrator
William Fitzgerald, Board Engineer
James Higgins, Board Planner
Margo Simpson, 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, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 9, 2010.

MINUTES FOR APPROVAL A motion was made by Warren Goode and seconded by Jane Grabelle to approve the **minutes from the meeting of September 23, 2010.**

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

RESOLUTION MEMORIALIZATIONS

Thomas Tallman MOVED: Grabelle SECOND: Van Wagner
Block 25.34, Lot 24 FAVOR: Berkowitz, Grabelle, Goode, Lefferson, Malta,
430 Redmond Avenue Van Wagner
Oakhurst OPPOSED: None
Bulk Variance INELIGIBLE: Messer, Pflaster, Schepiga
Approval ABSENT: Delano

Robert and Wilma Wright
Block 150.09, Lot 7
74 Cedar Village Boulevard
Wayside
Bulk Variance Approval

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

Christopher and Janice Lanzafame
Block 200, Lot 18
1320 Franklin Avenue
Wanamassa
Bulk Variance Approval

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

Edelsberg Realty, LLC
Irving and Joan Edelsberg
Block 217, Lot 2
3331 Sunset Avenue
Wanamassa
Overturn
Decision of the Zoning Officer

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

CARRIED to November 9, 2010

Christian and Christina Kaunzinger
Block 140.12, Lot 4
2 Park Place
Colonial Terrace

Christian and Megan Anderson
Block 109, Lot 17
2306 Sunset Avenue
Wanamassa

Congregation Sons of Israel
Block 34.03, Lots 2, 2.01
Poplar Road and Poplar Place
Wayside

Salvatore and Josette DiBona
Block 69, Lot 9
622 Corlies Avenue
West Allenhurst

Marc C. Moghrabi
Albert C. Moghrabi
Isaac C. Moghrabi
Block 14.01, Lot 9
241 Roosevelt Avenue
Oakhurst

Sion Palacci
Block 55, Lot 2
140 Roseld Avenue
Deal Park

Ralph DeSarno
Kathy Klemm
Block 3.02, Lot 9
24 Branch Road
Oakhurst

CONTINUED CASES

Yeshiva of Ocean
Block 34.03, Lots 5.01, 5.02
1001 Deal Road
Wayside
Zone R-3/PRD

This is an application for a use variance to convert an office building to use as a Yeshiva and for minor site plan approval with variances.

Attorney for the Applicant: Jennifer Krimko, Esquire

Board Attorney Mark Steinberg, Esquire, addressed the audience. He explained that there have been emails regarding this application sent to the Board Members and the staff. He had advised the Board Members not to open any emails regarding this application if they receive them.

Mr. Steinberg pointed out to the Board Members that if they read the emails they need to decide if they can make a fair and impartial decision on this application. If not, they should ask to recues themselves from the hearings. No Board Members responded. He told them that they need to make a decision on the testimony presented only.

Mr. Steinberg informed the audience that it is inappropriate for them to direct any information in emails or flyers to the Board Members or the staff members.

Jennifer S. Krimko, Esquire, representing the applicant, explained that she came to the Board to request an adjournment. At the last hearing there was concern about the number of students and the capacity of the rooms. The applicant has agreed to reduce the number of students and will revise the plans to accommodate fewer students.

Ms. Krimko requested an adjournment to the January 2011 meeting and asked for a special meeting. She will re-notice if necessary.

Planning Administrator Marianne Wilensky explained that the Board is willing assign the regular meeting date of January 13, 2010, to the applicant for a special meeting and will find a new date to hold the regular meeting in January.

Mr. Steinberg said that it is the policy of the Board that when an applicant asks for an adjournment, it is usually given. In this case, the applicant wants to revise the plans, which will have to be submitted no later than ten days prior to the meeting date.

A motion was made by Chairman Warren Goode to **carry the application to the meeting of January 13, 2011**. The motion was seconded by Jane Grabelle.

IN FAVOR: Berkowitz, Grabelle, Malta, Messer, Schepiga, Van Wagner, Goode
OPPOSED: None
INELIGIBLE: Pflaster
ABSENT: Delano

Meeting adjourned 7:48 P.M.

Margo Simpson
Board Secretary
Recording Secretary