

CAUCUS SESSION: 7:15 P.M. Municipal Building 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: Tracy Berkowitz, Alt. I
Jane Grabelle
Warren Goode, Chair
Brian Lefferson, Alt. IV
Russell Malta
David Messer
Henry Schepiga, Vice Chair

MEMBERS ABSENT: Mario Delano, Alt. III
Leon Pflaster, Alt. II
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 July 9, 2010.

MINUTES FOR APPROVAL A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of January 13, 2011.**

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

RESOLUTION MEMORIALIZATIONS

Mary Callahan

Block 25.30, Lot 5
220 Elmwood Road
Oakhurst

Bulk Variance Approval

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

Rob and Carol Ford

Block 33, Lot 47.02
1605 Westfield Street
Oakhurst

Bulk Variance Approval

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

Patrick and Eileen Glynn

Block 68, Lot 13
518 Corlies Avenue
West Allenhurst

Bulk Variance Approval

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

APPLICATIONS WITHDRAWN

Yeshiva of Ocean

Block 34.03, Lots 5.01, 5.02
1001 Deal Road
Wayside

Ariel Brizuela

Block 86, Lot 8
1012 Grasmere Avenue
Wanamassa

CARRIED TO April 14, 2011

Beth Medrash of Asbury Park

Block 216, Lot 19
1515 Logan Road
Wanamassa

CONTINUED CASES

Salvatore and Josette DiBona

Block 69, Lot 9
622 Corlies Avenue
West Allenhurst
Zone R-5

This is an application to keep a deck with a trellis on a corner lot with variances for front and rear yard setbacks.

The Board's information packet, containing the reports of both the Board's professionals and in-house departments, was marked into **evidence B-2** and the reports were read into the record.

Planning Administrator Marianne Wilensky explained that the applicant has withdrawn their request to install a driveway on Monmouth Road. They have decided to widen the driveway that is on Corlies Avenue. No variance is necessary for the proposed widening of the driveway. The variance for the deck is not a problem.

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

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, Schepiga, Goode
Opposed: None
Ineligible: Malta, Messer
Absent: Delano, Pflaster, Van Wagner

Memorialization will take place on March 10, 2011.

NEW CASES

Enaiat Aminian

Block 40.07, Lot 1
2600 Logan Road
West Deal
Zone R-4

This is an application to construct additions with variances for rear 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-1** and the reports were read into the record.

Planning Administrator Marianne Wilensky explained that the applicant is seeking an addition to his home. She recommended that the doorway between the rooms should be arched so that it cannot become a separate dwelling unit.

Applicant Enaiat Aminian explained that his children are grown and they are going to bring their parents to live with them. The addition cannot be moved forward on the property because the utilities are located in that area. The addition will consist of two bedrooms and a bathroom. He agreed to put in an arched doorway.

There will be an addition in the front of the house to extend the garage because part of the existing garage will be utilized in the addition.

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

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, Schepiga, Goode
Opposed: None
Ineligible: None
Absent: Delano, Pflaster, Van Wagner

Memorialization will take place on March 10, 2011.

Meeting adjourned 7:45 P.M.

Margo Simpson
Board Secretary
Recording Secretary