

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 Tracy Berkowitz, Alt. I
PRESENT: Mario Delano, Alt. III
Jane Grabelle
Warren Goode, Chair
Brian Lefferson, Alt. IV
Russell Malta
David Messer
Henry Schepiga, Vice Chair
Richard Van Wagner

MEMBERS Leon Pflaster, Alt. II
ABSENT:

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

OTHERS ABSENT 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.

RESOLUTION MEMORIALIZATIONS

Enaiat Aminian
Block 40.07, Lot 1
2600 Logan Road
West Deal
Bulk Variance Approval

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

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

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

APPLICATION WITHDRAWN

Yeshiva of Ocean
Block 34.03, Lots 5.01, 5.02
1001 Deal Road
Wayside

CARRIED TO April 14, 2011

Beth Medrash of Asbury Park **Eddie Alavi**
Block 216, Lot 19 Block 1.03, Lot 5
1515 Logan Road 2 Hanley Road
Wanamassa Wayside

NEW CASES

Jerry Maurer
Block 113, Lot 60
11 Wanamassa Point Road
Wanamassa
Zone R-6

This is an application to construct a balcony with a variance for rear yard setback.

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.

Applicant Jerry Maurer explained that his property is on Deal Lake and he wants to take advantage of the lake as much as possible. There is a reading room on the third floor and they want to put a balcony off the room. There are currently two balconies on the second floor.

The Board had no problem with the request.

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

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

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

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

Memorialization will take place on April 14, 2011.

Harry Hoehn

Block 74, Lot 4
515 South Edgemere Drive
West Allenhurst
Zone R-5

This is an application to reconstruct a single family dwelling with variances for lot width, side yard setback, both side yard setbacks, side yard setback for both balcony and patio, front yard setback for a fence, and height of hedge.

Vice Chair Henry Schepiga and Board Member Mario Delano disqualified themselves from this application. 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.

Representing the applicant, Jennifer S. Krimko, Esquire, placed the following into evidence:

- Evidence A-1** Elevation and floor plan.
- Evidence A-2** A photograph of the house prior to the fire that destroyed it.
- Evidence A-3** A photograph of the house as it currently exists.
- Evidence A-4** A photo-packet of ten photographs showing the Beechwood side of the property and the rears of properties along Beechwood Avenue with garages and sheds.

Ms. Krimko noted that the photographs were to show that Beechwood Avenue is used more like an alleyway for the back of properties. Ms. Krimko presented Kate Comerford, Architect for the applicant. Ms. Comerford explained that the applicant's house burned beyond repair and he wants to replace the house. The lot is oddly shaped. The previous house was a pretty chateau-style house. The applicant is proposing to replace the house with the same footprint as the original house.

The new house will be stick-built with logs applied to it and will be built according to code. The foundation will be new, but the same size as the original foundation. The south elevation will have a front porch and a stone wall. The car port will remain as it was on the original house. It will be a chateau-style house with railings to give it curb appeal.

Ms. Krimko noted that there was a garage on the property that had been converted to a shed. The applicant wants to convert it back to a garage. Ms. Comerford explained that the height of the shed will remain the same at 12', but the front area has to be raised to allow for the new garage doors. It will have a barn look and the siding will match the house.

Ms. Krimko explained that the fence will be replaced with a white vinyl fence, setback 5' to allow landscaping on the streetside. There is another shed, a hot tub, and a deck that will also be removed.

Applicant Harry Hoehn explained that he purchased the house in 1961. He wants to rebuild on the property. The shed will be turned back into a garage and will be re-sided to match the house. There is a fence that is in good condition except for the first 30' from the street. That portion will be replaced with a white vinyl fence. It will be six feet high on the west side and four feet high on the east side because he does not want to block his neighbor's windows.

Board Engineer William Fitzgerald was concerned with the sight triangle for exiting the property with the fence at a 5' setback. He suggested and the applicant agreed to chamfer the fence for one 8' fence section.

Planning Administrator Marianne Wilensky noted that the applicant needs to indicate what type of plantings will be on the outside of the fence. Ms. Krimko agreed to submit a planting plan for groupings of plantings subject to the approval of the Board Engineer.

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

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

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

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

Memorialization will take place on April 14, 2011.

Elliot and Kara Clark
Block 25.15, Lot 18
437 Harnell Avenue
Oakhurst
Zone R-4

This is an application to construct a second story addition with a variance for side yard setback.

Vice Chair Henry Schepiga and Board Member Mario Delano disqualified themselves from this application. 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. The Board Engineer had no concerns with this application.

Jennifer S. Krimko, Esquire, representing the applicants, had a photograph of the house marked as **evidence A-1** and a photograph of the house next door marked as **evidence A-2**.

Ms. Krimko explained that the applicant's family has expanded and they want to build an addition to add bedrooms upstairs. The addition will be added above the garage and over a portion of the house.

Chairman Warren Goode noted that although the neighbor's house to the east has a small setback, there are no windows on that side of their house.

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

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

Board Attorney Mark A. Steinberg read a prepared resolution into the record. A motion of approval was made by Russell Malta and seconded by Jane Grabelle.

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

Memorialization will take place on April 14, 2011.

Meeting adjourned 8:38 P.M.

Margo Simpson
Board Secretary
Recording Secretary