

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

DISCUSSION: T-Mobile Northeast, LLC  
Block 1, Lots 30, 31, 32

Board members Mario Delano, Alternate II and Sylvia Sylvania, Alternate III, left the room as they are disqualified from the application.

Planning Administrator Marianne Wilensky discussed correspondence relating to the T-Mobile Northeast, LLC application regarding the scheduling of a special meeting and the hiring of the Radio Frequency Engineer.

REGULAR MEETING: 7:30 P.M. Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

MEMBERS PRESENT: Tracy Berkowitz  
Mario Delano, Alt. II  
Jane Grabelle  
Warren Goode, Chair  
Russell Malta  
Eric Menell, Alt IV  
David Messer  
Leon Pflaster, Alt I  
Henry Schepiga, Vice Chair  
Sylvia Sylvania, Alt III

MEMBERS ABSENT: Richard Van Wagner

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney  
Marianne Wilensky, Planning Administrator  
Rachel Goncharko, 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 September 29, 2011.

**MINUTES FOR APPROVAL** A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of September 8, 2011.**

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

### **RESOLUTION MEMORIALIZATIONS**

**Bernice Burnstein** MOVED: Schepiga SECOND: Grabelle  
Block 3.03, Lot 20 FAVOR: Berkowitz, Grabelle, Malta, Messer, Pflaster,  
35 Branch Road Schepiga, Goode  
Oakhurst OPPOSED: None  
**Bulk Variance Approval** INELIGIBLE: Delano, Menell, Sylvia  
ABSENT: Van Wagner

**Sion Palacci** MOVED: Schepiga SECOND: Grabelle  
Block 55, Lot 2 FAVOR: Berkowitz, Grabelle, Malta, Messer, Pflaster,  
140 Roseld Avenue Schepiga, Goode  
Deal Park OPPOSED: None  
**Bulk Variance Approval** INELIGIBLE: Delano, Menell, Sylvia  
ABSENT: Van Wagner

**Karen Shermond**

Block 31, Lot 73  
531 Apple Drive  
Oakhurst

**Bulk Variance Approval**

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

**CASES CARRIED to November 3, 2011**

**Steve Sourias**

Block 33, Lot 50  
710 Harvey Avenue  
Oakhurst

**Joseph Vidich**

Block 113, Lot 48  
25 Wanamassa Point Road  
Wanamassa

**CONTINUED CASE**

**Geoffrey Howson**

Block 34, Lot 64  
15 Kenneth Drive  
Ocean  
Zone R-3

This is an application to erect a fence with a variance for construction in the flood plain.

The Board's information packet, containing the report of the Board Engineer, was marked into **evidence B-2** and the report was read into the record by Planning Administrator Marianne Wilensky.

Ms. Wilensky said that the applicant provided a more detailed mapping of the points of Poplar Brook which meander along their property line.

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

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

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

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

To be memorialized on November 3, 2011.

**CARRIED CASES**

**Mark R. Grossmann**

Block 40.03, Lot 6  
602 Deal Road  
Ocean  
Zone R-3

This is an application to keep a driveway with variances for width over maximum in a front yard and side yard setback under minimum.

The Board's information packet, containing the report of the Board Engineer and in-house departments, was marked into **evidence B-1** and the reports were read into the record by Planning Administrator Marianne Wilensky.

Ms. Wilensky marked into **evidence A-1** and **evidence A-2** two photographs submitted by the applicant.

Mr. Grossmann explained to the Board that it is very difficult to back out of his driveway onto Deal Road. He is concerned for his own personal safety and the safety of his guests.

The required plantings along the driveway were given an installation deadline of June 30, 2012.

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

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

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

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

To be memorialized on November 3, 2011.

**Victor Cohen**

Block 56, Lot 6  
101 Holly Terrace  
Deal Park  
Zone R-2

This is an application to erect an addition to the rear with a variance for a rear yard setback of 22' where 32.64' exists and a minimum of 40' is required. This is a corner lot.

The Board's information packet, containing the report of the Board Engineer and in-house departments, was marked into **evidence B-1** and the reports were read into the record by Planning Administrator Marianne Wilensky.

Mr. Cohen explained that he would like an addition to make his house square in shape. He said the house is under-built and does not have a basement.

Chairman Goode asked if the exterior of the addition will match the rest of the exterior of the house. Mr. Cohen said that it will.

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

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

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

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

To be memorialized on November 3, 2011.

Meeting adjourned at 8:55 P.M.

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Rachel Goncharko  
Board Secretary  
Recording Secretary