

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

DISCUSSION: Planning Administrator Marianne Wilensky announced to the Board that member Mario Delano, Alternate II resigned from the Board of Adjustment because he was appointed conflict prosecutor by the Township Council.

DISCUSSION: Ms. Wilensky gave the Board an update on the Steve Mari application. The Board decided to dismiss the application without prejudice for improper filing and failure to proceed.

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

MEMBERS PRESENT: Jane Grabelle
Warren Goode, Chair
Russell Malta
Eric Menell, Alt IV
David Messer
Leon Pflaster, Alt I
Henry Schepiga, Vice Chair
Sylvia Sylvia, Alt III

MEMBERS ABSENT: Tracey Berkowitz
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 October 27, 2011.

MINUTES FOR APPROVAL A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of October 6, 2011**.

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

RESOLUTION MEMORIALIZATIONS

Victor Cohen
Block 56, Lot 6
101 Holly Terrace
Deal Park
Bulk Variance Approval
MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Messer, Pflaster, Schepiga,
Sylvia, Goode
OPPOSED: None
INELIGIBLE: Menell
ABSENT: Berkowitz, Van Wagner

Mark R. Grossmann
Block 40.03, Lot 6
602 Deal Road
Ocean
Bulk Variance Approval
MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Messer, Pflaster, Schepiga,
Sylvia, Goode
OPPOSED: None
INELIGIBLE: Menell
ABSENT: Berkowitz, Van Wagner

Geoffrey Howson

Block 34, Lot 64
15 Kenneth Drive
Ocean

Bulk Variance Approval

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

CASES CARRIED to December 8, 2011

Eileen M. Molloy

Block 61.04, Lot 1
601 Wildwood Road
West Allenhurst

Steve Sourias

Block 33, Lot 50
710 Harvey Road
Oakhurst

CASE DISMISSED

Steve Mari

Block 138, Lot 103
1101 Interlaken Avenue
Wanamassa

A motion for dismissal without prejudice for improper filing and failure to proceed was made by Chairman Goode and seconded by Henry Schepiga.

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

CARRIED CASES

Joseph Vidich

Block 113, Lot 48
25 Wanamassa Point Road
Wanamassa
Zone R-6

This is an application to construct a partial second floor addition with variances for front yard setback under minimum and building height over maximum.

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

Mr. Vidich explained that he wants to create a master bedroom with a bath and would like to move the utilities out of the basement.

Mr. Vidich presented the architect, Mr. Charlie Wheelan. Mr. Wheelan pointed out an error in the plans. The applicant no longer needs a variance for height.

Mr. Wheelan explained that they are building on the side of the house that is most central to the property. The second floor addition will come up from the existing story and will not extend past the house. Mr. Wheelan said that the footprint of the building will increase with the addition of a covered porch. He said that the new roof and siding of the addition will match the rest of the home.

Mr. Wheelan said that the applicant would like to bring the house up-to-date. Planning Administrator Marianne Wilensky said that almost all the homes in that area have been redone.

From the audience- Joe Bove, 27 Wanamassa Point Road, said that he is pleased with the proposed changes. He said that he does not understand the need to have a pool pump and heat pump and would like them to operate in a quiet fashion. He also said

that he would like the air conditioning units on the eastern side of the home where there are no neighbors.

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

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

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

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

To be memorialized on December 8, 2011.

Chris and Rose Haydu
Block 200, Lot 10.02
1307 Bloomfield Avenue
Wanamassa
Zone R-4

This is an application to erect a covered front porch and keep a deck and pavers with variances for front yard setback under minimum, lot coverage over maximum and side yard setbacks under minimum.

The Board's information packet, containing the reports 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 explained that this area has many properties with decks right up to the property line. The property next door is vacant and the previous owners had cleared into the vacant property.

Mr. Haydu said that the fence along the rear of the property can be removed at any time. Ms. Wilensky said that because the fence is located on a drainage easement, it must be removable in the event that work needs to be done.

Ms. Wilensky explained that everything is existing except for the porch in the middle. The existing structures have been there since the applicant purchased the house and were erected without permits.

Mr. Messer asked if the proposed covered porch will match the rest of the house. Mr. Haydu said that it will.

Board Attorney Mark Steinberg asked why the applicants want to construct the porch. Mrs. Haydu said that it is currently a stoop porch that they would like to cover to give the front of the home a softer look.

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

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

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

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

To be memorialized on December 8, 2011.

Meeting adjourned at 8:03 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary