

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

DISCUSSION: Planning Administrator Marianne Wilensky explained that a special meeting has been requested for a new application because the applicant is not available for the regular meeting. The earliest possible date for the meeting is January 30, 2012 but it has not yet been scheduled.

DISCUSSION: Ms. Wilensky said that escrow money was received from T-Mobile Northeast, LLC. The applicant is on the agenda for February 9, 2012 to announce a later meeting date. No hearing will actually be conducted on the T-Mobile application on February 9, 2012.

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

MEMBERS Tracey Berkowitz
PRESENT: Jane Grabelle
Eric Menell, Alt IV
David Messer
Henry Schepiga, Vice Chair
Richard Van Wagner
Warren Goode, Chair

MEMBERS Russell Malta
ABSENT: Leon Pflaster, Alt I
Sylvia Sylvia, Alt III

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 December 5, 2011.

MINUTES FOR APPROVAL A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of November 3, 2011**.

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

RESOLUTION OF RESIGNATION

Chairman Warren Goode read a resolution acknowledging the resignation of Board member Mario Delano and thanking him for his years of service on the Board of Adjustment. A motion of approval was made by Warren Goode and seconded by Henry Schepiga.

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

RESOLUTION MEMORIALIZATIONS

Chris and Rose Haydu
Block 200, Lot 10.02
1307 Bloomfield Avenue
Wanamassa
Bulk Variance Approval

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

Joseph Vidich
Block 113, Lot 48
25 Wanamassa Point Road
Wanamassa
Bulk Variance Approval

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

Steve Mari
Block 138, Lot 103
1101 Interlaken Avenue
Wanamassa
Dismissal without prejudice

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

CASE CARRIED to January 12, 2012

Linda J. Reichenstein
Block 3, Lot 41
34 Arno Street
Oakhurst

CARRIED CASES

Steve Sourias
Block 33, Lot 50
710 Harvey Avenue
Oakhurst
Zone R-4

This is an application to keep a hedge row and construct an addition on this corner lot with variances for hedge over maximum height in a front yard and rear yard setback under minimum.

Vice Chairman Henry Schepiga disqualified himself from this application and left the room.

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.

Mrs. Maria Sourias was sworn in and explained to the Board that the existing hedges line up with the garage. She presented the architect for the project, Richard Villano to explain the proposed addition.

Mr. Villano explained that the addition will be in the back of the house for a dinette with a wrap around deck. The materials used for the addition will be vinyl cedar shingles with asphalt shingles on the roof. He said that the materials will match the rest of the house.

A motion to close the public hearing was made by Richard Van Wagner and seconded by Tracey Berkowitz.

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

A motion of approval was made by Richard Van Wagner and seconded by Tracey Berkowitz.

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

To be memorialized on January 12, 2012.

Eileen M. Molloy

Block 61.04, Lot 1
601 Wildwood Road
West Allenhurst
Zone R-5

This is an application to slightly relocate and keep a shed on this corner lot with variances for front yard setback and side yard setback.

Mr. Schepiga returned to the Board.

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. Molloy asked if the Board members had visited the site. She explained that the shed had been there for two years before a complaint was filed. When she received the notice from Zoning Officer, Jerome Donlon, she was unable to find the marker for the property line and determine if the shed is on the neighbor's property.

Chairman Warren Goode said that the shed is not permitted where it is located but even if it were moved onto her property it would still be nonconforming due to setback requirements. Ms. Molloy said that she did not know that she needed a permit or that it was nonconforming. Mr. Goode said that the professionals recommend that she move the shed to the backyard. Ms. Wilensky said that if she moves the shed to the backyard she will not need a variance.

Ms. Molloy agreed to move the shed. Board Attorney Mark Steinberg, Esquire said that they will deny the application based upon her agreement to move the shed. Ms. Wilensky said that she will notify the Zoning Officer that she will be moving the shed and he will issue a final notice and determine a time frame.

From the audience, Rick Martell, 518 Wildwood Road, said that as a neighbor he does not like the shed and is glad that they are denying the variance. As a real estate broker, he would recommend that she move the shed if he were to list her home.

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

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

A motion to deny the application was made by Warren Goode and seconded by Henry Schepiga.

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

To be memorialized on January 12, 2012.

Meeting adjourned at 7:55 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary