

**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 Tracey Berkowitz  
PRESENT: Eric Menell, Alt IV  
David Messer  
Leon Pflaster, Alt I  
Henry Schepiga, V Ch  
Warren Goode, Chair

MEMBERS Jane Grabelle  
ABSENT: Russell Malta  
Sylvia Sylvia, Alt III  
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 February 23, 2012.

**MINUTES FOR APPROVAL** A motion was made by Tracey Berkowitz and seconded by Warren Goode to approve the **minutes from the meeting of January 12, 2012.**

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

### **RESOLUTION MEMORIALIZATIONS**

**Robert and Frieda Lubin**

Block 40, Lot 112  
63 Dwight Drive  
West Deal

**Bulk Variance Approval**

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

**Jerome E. Brady**

Block 25.34, Lot 13  
443 Brookside Avenue  
Oakhurst

**Bulk Variance Approval**

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

### **CASES CARRIED to March 20, 2012**

**Douglas and Stephanie Godfrey**

Block 33.24, Lot 2  
607 Dow Avenue  
Oakhurst

**Kurt Scheffler**

Block 120, Lot 14  
1407 Camp Avenue  
Wanamassa

**CASE CARRIED to May 10, 2012**

**John Iurato**

Block 5, Lot 28  
367 Lake Avenue  
Oakhurst

**CARRIED CASE**

**Linda J. Reichenstein**

Block 3, Lot 41  
34 Arno Street  
Oakhurst  
Zone R-5

This is an application to keep an existing deck with a variance for a side yard setback of 3.5' where a minimum of 7' is permitted.

Linda Reichenstein, 586 N. Country Club Drive, Atlantis, Florida, was sworn in as the owner of the property and Cindy Valentine, 34 Arno Street, was sworn in as the current resident.

The Board's information packet, containing the reports of the Board Engineer and the in-house departments, was marked into evidence B-1. Planning Administrator Marianne Wilensky individually marked 5 photographs of the property into evidence A-1, A-2, A-3, A-4, A-5. Ms. Wilensky read her report into the record.

Ms. Wilensky referred to the photograph marked as A-1 that shows the deck from the front yard. She said that the steps leading into the front yard would not likely have been allowed if the Board had approved the deck prior to construction. Ms. Wilensky also said that the grill should be kept in the backyard in order to maintain the feel of the neighborhood.

Ms. Valentine said that they want to keep the deck because they use it to get in and out of the kitchen and they like to eat outside on the deck.

Ms. Valentine said that she agrees to the conditions of approval. There have been no complaints from the neighbors.

A motion to close the public hearing was made by Henry Schepiga and seconded by David Messer.

In Favor: Berkowitz, Menell, Messer, Pflaster, Schepiga, Goode  
Opposed: None

A motion of approval was made by Henry Schepiga and seconded by Leon Pflaster.

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

To be memorialized on March 20, 2012.

**NEW CASE**

**Paul and Marie Strongoli**

Block 26, Lot 55  
448 West Park Avenue  
Oakhurst  
Zone R-4

This is an application to erect a covered front entry with a variance for front yard setback of 25' where 28' exists and 30' is required.

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

Wilensky read her report into the record. Ms. Wilensky individually marked 5 photographs into evidence A-1, A-2, A-3, A-4, A-5.

Ms. Wilensky explained that other work is being done on the rest of the house, but a variance is only required for the front entry. Mr. Messer asked what currently exists at the entryway. Ms. Wilensky explained that it is currently a stoop and that they are proposing to expand the entryway and cover it. Mr. Strongoli said that it will add curb appeal to the house. He said that it will look uniform with the other work being done on the house and that it will match the rest of the house.

A motion to close the public hearing was made by Henry Schepiga and seconded by David Messer.

In Favor: Berkowitz, Menell, Messer, Pflaster, Schepiga, Goode  
Opposed: None

A motion to approve the application was made by Henry Schepiga and seconded by Leon Pflaster.

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

To be memorialized on March 20, 2012.

Meeting adjourned at 7:47 P.M.

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Rachel Goncharko  
Board Secretary  
Recording Secretary