

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 PRESENT: Jane Grabelle
Russell Malta
Henry Schepiga, V Ch
James Worrell, Alt III
Warren Goode, CH (arriv. At 7:37 PM)

MEMBERS ABSENT: Maureen Bonney, Alt IV
Eric Menell, Alt II
Richard Van Wagner

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
James Higgins, P.P. Board Planner
William Fitzgerald, P.E. Board Engineer
Marianne Wilensky, Planning Administrator
Rachel Goncharko, Board Secretary
Recording Secretary

Vice Chairman Schepiga 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 6, 2013.

Chairman Goode arrived at 7:37 PM.

RESOLUTION OF RECOGNITION

Chairman Goode read a resolution thanking former Board Member Sylvia Sylvania for her time on the Board of Adjustment. A motion of approval was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wagner

MINUTES FOR APPROVAL

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting of May 16, 2013.**

In Favor: Grabelle, Worrell
Opposed: None
Ineligible: Malta, Schepiga, Goode
Absent: Bonney, Menell, Van Wagner

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting of May 29, 2013.**

In Favor: Grabelle, Malta, Schepiga, Worrell
Opposed: None
Ineligible: Goode
Absent: Bonney, Menell, Van Wagner

A motion was made by Henry Schepiga and seconded by Jane Grabelle to approve the **minutes from the meeting of July 29, 2013.**

In Favor: Grabelle, Malta, Schepiga, Worrell
Opposed: None
Ineligible: Goode
Absent: Bonney, Menell, Van Wagner

RESOLUTION MEMORIALIZATIONS

Max Sutton

Block 25.34 Lot 3.01
401 Brookside Avenue
Oakhurst
Bulk Variance Approval

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Schepiga, Goode
OPPOSED: None
INELIGIBLE: Worrell
ABSENT: Bonney, Menell, Van Wagner

Larchwood Minyan, Inc.

Block 8.02 Lots 3, 23
48 Larchwood Avenue
Oakhurst
Bulk Variance Approval
Conditional Use Approval
Preliminary and Final Site Plan

MOVED: Schepiga SECOND: Grabelle
FAVOR: Grabelle, Malta, Schepiga, Worrell
OPPOSED: None
INELIGIBLE: Goode
ABSENT: Bonney, Menell, Van Wagner

JURISDICTION TRANSFERRED to Planning Board (new notice will be provided)

Kim and Eddie Santiago

Block 4 Lot 20
499 West Park Avenue
Oakhurst

CASES CARRIED to October 10, 2013

Illiano's of Ocean

Block 1.02 Lot 67
933 West Park Avenue
Ocean

CBS Outdoor, Inc.

Block 215 Lot 3
1021 Route 35 North
Ocean

Ilene Theodore

Block 175 Lot 6
32 Middlebrook Drive
Ocean

JPMD, LLC

Block 1.02 Lot 47
31 Cindy Lane
Ocean

Hillel School

Block 34.03 Lots 2, 2.01
1025 Deal Road
Ocean

Samantha Sasson

Block 44 Lots 3,4
200 Parker Avenue
Deal

NEW CASE

Ocean Senior Citizen Housing Corp

Block 22 Lot 32
67 Skinner Drive
Oakhurst
Zone R-4

This is an application for a minor subdivision of two lots with "d" and "c" variances.

Attorney for the applicant: Charles P. Stone, Esquire

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked into evidence B-1. Board Planner James Higgins, P.P read his report and Board Engineer William Fitzgerald, P.E summarized his report, stating that he had no engineering concerns with this application. Mr. Fitzgerald said that he had reviewed the reports submitted by the Police Department and Environmental Commission. He read the Police Department report for the record.

Attorney for the applicant, Charles P. Stone, Esquire explained that the buildings on the property have been abandoned for quite some time and the tenants that do remain have been noticed to vacate. He gave a description of how the property will be used, including 32 units which will remain to be inhabited and areas where there will be offices, community rooms and parking. Mr. Stone said that house numbers will be

illuminated in order to satisfy the requirement in the report of the Police Department.

Mr. Higgins asked about a time frame for the work. Mr. Stone said that once the title of ownership is transferred to the Township of Ocean, the timeframe for work will be based on the Township. The applicant will have no part in construction, but they will be rehabilitating the remaining units.

Engineer for the applicant, Charles Surmonte, P.E., referred to Mr. Higgins' report. He said that he will designate an area for the collection of refuse and will show it on revised plans. An access easement on the land-locked lot will be provided.

Mr. Stone gave an overview of the application, explaining that there was major flooding in the southern portion of the property which is in the floodplain. It was decided that the buildings in the floodplain were no longer habitable and they were abandoned. Due to concerns with vandalism, they want to proceed with the demolition. The remaining units will be rehabilitated, which will count as affordable housing credits to the Township, and the offices and community rooms will have to be relocated. The proposed subdivision will create lot 32.03 which will be maintained by the Township and will be kept as an open space lot once the structures are demolished. Mr. Stone said that FEMA credits will be used towards the rehabilitation of the remaining units and demolition expenses.

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

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None

A motion to approve the "d" variance was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wagner

A motion to approve the bulk variances was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wanger

A motion to approve the minor subdivision was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wanger

To be memorialized on October 10, 2013.

Mr. Higgins left the meeting at 8:07 PM.

CARRIED CASES

Yossi & Shouli Teichman

Block 33.03 Lot 7
539 Trenton Avenue
Oakhurst
Zone R-4

This is an application to demolish an existing house and erect a new house with variances for lot area and lot width under minimum.

The Board's information packet containing the reports of the Board Professionals and in-house departments was marked into evidence B-1. Board Engineer William Fitzgerald, P.E. said that he had no engineering concerns with this application. Planning Administrator Marianne Wilensky read her report.

Yossi Teichman submitted a package of information for the application which was marked into evidence A-1. He referred to A-1 to explain that he is proposing to build a new home on the lot.

Board Attorney Mark Steinberg explained that once the existing home is demolished, the lot will be an undersized vacant lot. The applicant would have to offer the lot for sale to the adjoining property owners under New Jersey State Law. Chairman Goode said that in order to proceed with the application he would have to follow the requirements and send the letters to the adjoining property owners and give them the opportunity to purchase the property. Mr. Steinberg said that the applicant can finish his testimony tonight and he will prepare a resolution for the next meeting. Mr. Teichman will submit copies of the letters with the certified mailing receipts within 10 days of the next meeting.

Mr. Teichman continued his presentation referring to A-1, saying that more than 30% of lots in the surrounding area are developed or of the same size. He said that the proposed house will comply with all setbacks. He said that the new use of the lot will be an improvement.

Chairman Goode carried the application to October 10, 2013.

Thomas & Rhonda Mazza

Block 36 Lot 3
536 Green Grove Road
Wayside
Zone R-2

This is an application to install a generator with a variance for front yard setback under minimum.

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked into evidence B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer, William Fitzgerald, P.E. said that he had no engineering concerns.

Thomas Mazza explained that he would like to install a back-up generator for use during storms. The generator cannot be placed in a conforming location because of overgrown trees and an addition. Mr. Fitzgerald said that the proposed location was the best spot for the generator and that it would have the least impact on the neighbors.

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

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None

A motion to approve the application was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wagner

To be memorialized on October 10, 2013.

**Michael Richison & Marina
Vujnovic**

Block 138 Lot 10
1108 Roseld Avenue
Ocean
Zone R-5

This is an application to replace a fence with a variance for front yard setback under minimum.

The Board's information packet containing the reports of the Board's professionals and in-house departments was marked B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald, PE said that he had no engineering concerns with the application. He explained that it is a tough lot for privacy and that replacing the existing fence is the best option.

Michael Richison said that the lot is triangular with three front yards and that it is very difficult to get privacy. He is proposing to replace the existing fence and to keep the landscaping.

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

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None

A motion to approve the application was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Grabelle, Malta, Schepiga, Worrell, Goode
Opposed: None
Ineligible: None
Absent: Bonney, Menell, Van Wagner

To be memorialized on October 10, 2013.

Meeting adjourned at 8:37 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary