

**SPECIAL MEETING:** 7:00 P.M. Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

MEMBERS Jane Grabelle  
PRESENT: Russell Malta  
Eric Menell (arriv 7:03 pm)  
John Napolitani, Alt III  
Peter Siano, Alt IV  
Richard Van Wagner  
James Worrell, Alt I  
Warren Goode, CH

MEMBERS Maureen Bonney, Alt II  
ABSENT: Henry Schepiga, V Chair

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

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 25, 2013.

**RESOLUTION MEMORIALIZATIONS**

**JPMD, LLC**

Block 1.02 Lot 27  
31 Cindy Lane  
Ocean  
“d” Variance Approval

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

**Rohan Defonseka**

Block 34.02 Lot 8  
17 Christy Lane  
Wayside  
Bulk Variance Approval

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

Board Member Eric Menell arrived at 7:03 PM

**Marc & Laura Mizrachi**

Block 25 Lot 49  
29 Shadow Lawn Drive  
Oakhurst  
Bulk Variance Approval

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

**Dorthea E. Helfgott- Daus**

Block 25.18 Lot 2  
433 Wells Avenue  
Oakhurst  
Bulk Variance Approval

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

**Richard and Gina Pesce**

Block 140 Lot 60  
1205 Turner Avenue  
Wanamassa  
Bulk Variance Approval

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

**NEW CASE**

**Deal Sepharic Youth Center, Inc.**

Block 13 Lot 19  
246 Norwood Avenue  
Oakhurst  
Zone C-1

This is an application for preliminary and final site plan approval with "d" and "c" variances in order to use a portion of a building as a community recreation center.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet, containing the reports of the Board's professionals and in-house departments, was marked B-1. Board Planner James Higgins, P.P. read his report. Board Engineer William Fitzgerald, P.E. summarized his report, noting that he has no issues with the application but that the Board should consider restricting it for religious use only.

Attorney for the applicant, Jennifer S. Krimko, Esquire entered the following items into evidence:

- A-1 Preliminary and final site plan revised through 10/30/13
- A-2 Color floor plan by NI Designs revised through 6/3/13 consisting of two sheets
- A-3 Parking occupancy study dated 10/17/13
- A-4 Color rendering of the site plan marked A-1
- A-5 Aerial from Bing.com
- A-6 Two aerial photos from Bing.com
- A-7 for Diagram of proposed bike racks  
ID only

Jeffrey Saka, President of Deal Sephardic Youth Network, gave an overview of the history of the program, describing the youth center as a safe, social and exciting environment for teens and youth adults. He said that they provide programs that serve the needs of the Orthodox Jewish community. He said that they needed to find a building to occupy, and this is centrally located on Norwood Avenue for the community.

David Boesch, the project manager for the application, referred to A-5 to describe the surrounding area. He referred to the photos marked A-6 that show easterly and westerly views. He said that there are no proposed changes to the exterior of the site. The signs will conform to the ordinance with one sign on Norwood Avenue and one canopy sign on Roosevelt Avenue.

Ms. Krimko described the proposed bike racks, said that they duplicated the existing bike rack that is 7' x 2' with 4' behind it for maneuverability. There will be five racks at the entrance.

Mr. Fitzgerald asked about the previously approved lighting plan for the site, suggesting that for safety purposes one light is kept on at all times. Mr. Boesch said that he will find out what security measures are in place.

Planning Administrator Marianne Wilensky asked about the previously approved signage plan, saying that they will have to look into the previously approvals for color requirements. Mr. Boesch said that the proposed sign is 10% of the façade at 111 square feet. The canopy sign is proposed at 28.5 square feet.

Referring to the report of the Police Department in the packet marked B-1, Ms. Krimko said that they have no intention of putting up a video surveillance system but that they will put up a sign.

Brian Lefferson, 236 Cliftwood Road, said that he thinks that this application is a great idea and that he likes the bike racks, but asked if there will be equipment outdoors. Ms. Krimko said that it will all be indoor. He asked if there would be a summer

camp. Ms. Krimko said no, but that there will be indoor summer camp activities. He asked if there will be busing to and from the location. Ms. Krimko said that there will be no busing with the exception of trips. Mr. Lefferson said that there is no parking on Roosevelt Avenue. Ms. Krimko said that she is not aware of that.

Rebecca Nichols, the interior designer with NI Designs, referred to an exhibit the same as A-2 but without cross hatching shown. She said that the first floor will be an open first floor plan with a lobby, information desk, game room and fitness area. They are proposing to add a mezzanine.

She said that the ground level is 20,265 square feet. The basketball courts ate 6,308 square feet. Mr. Fitzgerald noted that there is not a lot of room for large classes.

Sam Sitt, Executive Director of DSN said that he leads day to day operations and described the sports programs and activities that are offered after school and on Sundays when children are not in school. He said that they hire high school and college students and have many volunteers. Right now the DSN offices are located at 136 Brighton Avenue in Deal and they use indoor and outdoor facilities around the area. He said that the new building will allow them to provide more services such as fitness and exercise programs, a game room and dance rooms and add more staff members. He said that they anticipate creating membership fees.

Mr. Steinberg clarified that only Orthodox Jewish can participate in this facility. He said that the approvals should be restricted to prevent the site from turning into a fitness center in the future. Mr. Higgins said that the religious restriction could lend itself to being inherently beneficial. Ms. Krimko said that the floor plan is very specific so any changes would have to come back to the Board. Mr. Higgins said that the definition of 'community center' in the ordinance is very specific. If it is approved as a 'community center' a gym like Work Out World could not come and make it a fitness center.

Chairman Goode asked about the name of the organization. Mr. Sitt said that they do not want to change the name and that the sign will read "DSN Community Center". Mr. Sitt said that Ocean has given the organization the biggest support.

Mr. Van Wagner asked about the capacity of the facility. Mr. Sitt said that at peak, the building can hold up to 180 children. Mr. Fitzgerald said that the Fire Department will determine the occupancy rate. There will never be more than 225-250 people in the building.

Maurice Rached, the engineer for the applicant, gave testimony on traffic. He said that they are required to have 5 spaces per 1,000 square feet and that currently there is a deficiency with 164 spaces and 234 required. He said that he surveyed the parking lot on three different days for 8 hours each and found that the CVS had 34 cars at its highest demand, which is on par with the national standard. He estimated that of the 130 remaining spaces, only 60 would be used by the facility, saying that most parents will drop off their children and leave. Mr. Siano asked if there will be a drop-off zone. Mr. Rached said no, parents will park and go inside to drop off their children and then leave. Mr. Napolitani asked if there was dedicated parking for CVS. Mr. Rached said that it is shared parking but that he is not aware of any concerns from CVS.

Chairman Goode asked what would happen if the space were to go back to a retail space. Ms. Wilensky said that the resolution will have to be very specific to the use. The mezzanine space would have to be removed if the use changes.

Mr. Steinberg asked for testimony as to the religious programs that will be offered. Mr. Sitt said that religious teachings into the activities around the holidays. He said that there will be a Rabbi advisor.

Andrew Janiw, the Planner for the applicant, gave planning testimony as to the use saying that community centers are not permitted in the C-1 zone and a D-1 use variance is required. He said that this use is similar to that of a school or church which

would be a conditional use in the R-4 zone which is nearby. He said the site is suitable for the use and will not be a nuisance to the area as it is in the C-1 zone. He said that it is a quasi-inherently beneficial use. It provides a place for the people of that community, serving many of the same purposes as an inherently beneficial use, such as a school. He said that it furthers the general welfare of the community, creating social and cultural bonds and furthering Judaism. It has been designed to be a safe and efficient operation.

Mr. Van Wagner asked if this would affect the viability of the Jewish Community Center which is nearby. Ms. Krimko said that they do not have to demonstrate that there are other viable sites. Mr. Janiw said that the JCC is substantially larger and a different scale of operation. The cost of renovation would be prohibitive. He said that this is a much smaller operation.

A motion to close the public hearing was made by Jane Grabelle and seconded by John Napolitani.

In Favor: Grabelle, Malta, Menell, Napolitani, Wagner, Worrell, Goode  
Opposed: None

A motion to approve the D-1 use variance was made by Warren Goode and seconded by Jane Grabelle.

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

A motion to approve the bulk variances was made by Warren Goode and seconded by Jane Grabelle. The mezzanine must be removed with a change in use and different parking requirement or they must return to the Board.

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

A motion to approve the preliminary and final site plan was made by Warren Goode and seconded by Jane Grabelle. Revised plans must be submitted to show the bike racks, and they must meet the sign requirements of the prior approvals and the new sign ordinance.

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

To be memorialized on January 9, 2014.

Meeting adjourned at 8:40 P.M.

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Rachel Goncharko  
Board Secretary  
Recording Secretary