

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: Maureen Bonney, Alt II
Jane Grabelle
Russell Malta
Eric Menell
John Napolitani, Alt III
James Worrell, Alt I
Warren Goode, CH

MEMBERS ABSENT: Henry Schepiga
Peter Siano
Richard Van Wagner

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
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 January 2, 2014.

CASES CARRIED TO February 13, 2014

CBS Outdoor, Inc.
Block 215 Lot 3
1021 Route 35 North
Ocean

Samantha Sasson
Block 44 Lots, 3, 4
200 Parker Avenue
Deal Park

Isaac and Merar Hanon
Block 12.06 Lot 12
231 Lawrence Avenue
Oakhurst

RESOLUTION MEMORIALIZATION

Deal Sephardic Youth Center
Block 13 Lot 19
246 Norwood Avenue
Oakhurst
"d" Variance Approval
Bulk Variance Approval
Preliminary and Final Site Plan

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

CARRIED CASE

Jenna DiDario
Block 35 Lot 55
16 Carbury Road
Ocean
Zone R-2

This is an application to erect a retaining wall with a variance for a change in grade of 2' or more.

The Board's information packet was marked B-1.

Jenna DiDario and Joseph DiDario, 16 Carbury Road, were both sworn in for the record.

Board Engineer William Fitzgerald said that he has no problem with this application and summarized his report in B-1.

Mrs. DiDario explained that they want to build a pool because they have four young children. Due to the slope of the backyard they need to put in a retaining wall requiring a change in grade. Mr. Fitzgerald said that there are some drainage issues in the area but that this will not affect the area.

Robert Kaplan, 4 Northwoods Road, requested that a surface water drainage analysis be performed. Mr. Fitzgerald said that he does that and that there will not be any issues. Mr. Kaplan said that he has water drainage issues in his basement. Mr. Fitzgerald said that is due to water table issues, which are in the whole neighborhood. Mr. Fitzgerald said that it will not affect his basement or the drainage of water. Mr. Kaplan said that he disagrees.

A motion to close the public hearing was made by Jane Grabelle and seconded by Russell Malta.

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

A motion of approval was made by Jane Grabelle and seconded by Russell Malta.

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

To be memorialized February 13, 2014.

CONTINUED CASES

Pinky Mahajan

Block 33.23 Lot 5
610 Carol Avenue
Oakhurst
Zone R-4

This is an application to enlarge and enclose a covered front porch with a variance for lot coverage of 28.7% where 27.9% exists and a maximum of 27% is allowed.

The Board's information packet was marked B-2.

Lal Mahajan and Pinky Mahajan, 610 Carol Avenue, were sworn in for the record.

Planning Administrator Marianne Wilensky read her report, explaining that it is a fully conforming lot in the zone.

Mr. Mahajan explained that they have several things in the shed and he has been trying to get them as close together as possible. He said an 8'x12' shed would be the minimum possible size shed to accommodate the items. Ms. Mahajan said that the contractor would have to cut off the back of the shed to reduce the size. She said that there is no other place to store the items in the shed since they have no basement. They are now proposing to reduce the size of the shed by 32 square feet to accommodate for the proposed enclosed porch.

Chairman Goode said that there are no real reasons to approve the application. He said that they could enclose the porch the way it is without expanding it. Ms. Mahajan said that there would be no space for people to walk around the chairs. She explained that she did not have these medical issues 17 years ago when they converted the garage into a family room.

Ms. Wilensky suggested taking another part of the home away to add to the porch, such as changing the roofline. She suggested talking with an architect. Mr. Menell suggested other areas in the home to enclose. Ms. Mahajan said that they are used for a study/work area.

Chairman Goode said that they should reconsider the size of the shed or rework the enclosed porch area. Ms. Mahajan said that they would have to think about it and come back.

Chairman Goode carried this application to February 13, 2014.

Alexander T. LaSalle
Block 31 Lot 28
4 Orange Street
Oakhurst
Zone R-4

This is an application to erect an addition and carport with variances for side yard setback under minimum and lot coverage over maximum.

Attorney for the applicant: Paul L. LaSalle, Esquire

Alexander T. LaSalle, 4 Orange Street, was sworn in for the record. He is not being represented by attorney, Paul L. LaSalle, Esquire.

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, noting that the house is very small and undersized for the neighborhood. She also noted the arbor which is in bad condition. Mr. LaSalle said that he intends to take that down.

Mr. LaSalle said that he will be expanding his family and the goal is to stay there with the addition. He said he plans to remove the porch and the arbor.

Board Attorney Mark Steinberg said that it should be a condition of approval that the deck requires proper inspections since it was built without permits.

Mr. LaSalle said that there will be new shingles and vinyl siding on the whole house and the detached garage will match.

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

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

A motion to approve the application was made by Jane Grabelle and seconded by Maureen Bonney.

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

To be memorialized on February 13, 2014.

Meeting adjourned at 8:30 P.M.

Rachel Goncharko
Board Secretary
Recording Secretary