

CAUCUS SESSION: 7:15 P.M. Public Meeting 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 I
Jane Grabelle
Russell Malta
Eric Menell
John Napolitani, Alt II
Peter Siano, Alt III
Richard Van Wagner
James Worrell
Warren Goode

MEMBERS ABSENT: Henry Schepiga, V Ch
Charles Theodora, Alt IV

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 Montemarano, 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 July 11, 2014.

CASES CARRIED TO December 11, 2014

2112 Highway 35 Associates, LLC
Block 3.01 Lots 6, 7, 8
2112 Highway 35
Oakhurst

Sam Mizrahi
Block 58 Lot 11
150 Monmouth Road
Oakhurst

Gene and Grace Anne Talarico
Block 187 Lot 47
21 Fieldstone Lane
Wayside

Dean H. Schoch II
Block 106 Lot 14
1320 Birch Avenue
Wanamassa

St. George Greek Orthodox Church
Block 1.02 Lot 73
1033 West Park Avenue
Ocean

RESOLUTION MEMORIALIZATIONS

JPMD, LLC
Block 1.02 Lot 47
31 Cindy Lane
Ocean
Bulk Variance
Preliminary and final site plan

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

Rene Rofe
Block 9 Lot 10
231 Park Avenue
Oakhurst
Bulk Variance
Use Variance

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

Mayer and Rosie Chemtob

Block 9 Lot 11
205 Park Avenue
Oakhurst
Bulk Variance

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

Donald and Renee Dorfman

Block 140.15 Lot 3
203 Bimble Blvd.
Colonial Terrace
Bulk variance

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

Brian Mullins

Block 140.15 Lot 8
107 Bimble Blvd.
Colonial Terrace
Bulk variance

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

JoAnne Krulikowski

Block 37.16 Lot 25
6 Clicwood Court
Wayside
Bulk variances

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

CONTINUED CASE

**Yeshiva Gedola Na'os
Yaakov, Inc.**

Block 216 Lot 19
1515 Logan Road
Wanamassa
Zone R-4

This is an application for a "d" variance and for minor site plan approval for an advanced Talmudic academy.

Attorney for the applicant: Jennifer S. Krimko, Esquire

The Board's information packet containing sections from the Land Development Ordinance was marked B-2.

Ms. Krimko said that at the last hearing the engineer and architect testified. She explained that a parochial boarding school is a permitted conditional use in the zone. This use is not parochial since it is for post-high school male students. She said that there was not enough time between the hearings to submit revised site plans, so the engineer will be at the next hearing with the revised plans.

Ms. Krimko presented Rabbi Lesin again to continue his testimony on the daily schedule of the students. Rabbi Lesin gave a brief summary of the purpose of the Yeshiva, explaining that they train students to become Torah scholars. Rabbi Lesin explained that there is a written and an oral version of the Torah, like a Bible, from which scholars wrote the Talmud. The Talmud creates societal rules, like a manual to guide people to live in this world that consists of thousands of pages. He explained that this Yeshiva is different than most because only select students can attend. They must have completed and understand at least 150 pages of the Talmud and know at least four languages, including Hebrew and Yiddish. He described the students as having impeccable character that is reviewed by the head of the school in interviews and they must have recommendations from their community. The school is currently operating at a temporary location with 75 students. He said that this is a smaller Yeshiva compared to others.

Rabbi Lesin explained the restrictions imposed on the students which include no sports, cell phones, movies or television, dating and alcohol or drugs. The students are not allowed to leave campus or have cars.

Rabbi Lesin said that Rabbi Schustal is the head of the school as a nationally esteemed Torah scholar that the students aspire to be. He said that Torah scholars live by a certain code of conduct, including what they eat and drink, what they wear and how they talk. He said that Ocean Township is a good location for the Yeshiva because it is far removed from their family and friends with no distractions. He said that they will not be using the park across the street because they are not allowed to play sports or leave the campus.

Rabbi Lesin referred to exhibit A-5 to continue discussing the daily schedule. He said that there are no deliveries before 8 AM, with two deliveries during the day for meals. In the event of a weather emergency, he said that they would have some food stored on-site or evacuate. The daily schedule includes study in pairs and in private, prayers and lectures on the Talmudic laws and ethics and moral obligations. After dinner the students have a survey of Talmudic topics in which they can study the volumes of the Talmud that they will not reach during the semester. The day ends at 11:15 PM. The students follow the outlined schedule six days a week. Saturdays are a different schedule due to Shabbat, incorporating longer prayer times. During holidays, the Yeshiva will hold services only for the students who do not go home.

With regard to the site improvements, Rabbi Lesin said that his ultimate goal is to purchase the property and invest money to improve the site.

Rabbi Lesin said that he wishes there had been a Yeshiva like this when he was a student. He said that the students will continue on to study in Israel for several years after having graduated from the Yeshiva.

Richard Van Wagner asked if this program was licensed as a higher education program by the State of New Jersey, noting that licensed K-12 school programs are inherently beneficial uses. Ms. Krimko said she would have that information for the next hearing.

Mr. Fitzgerald asked if the students ever leave campus. Rabbi Lesin said that they go home for holidays. He said that the year is split into three sessions. Mr. Higgins referred to the calendar submitted as part of the catalog marked A-8, which lays out three sessions for the summer, fall and spring with breaks in between. The students go home during the breaks and the school is closed.

Board Attorney Mark Steinberg asked if the Yeshiva is a four-year course of study. Rabbi Lesin said yes, and that there are already students of all four years currently in the program.

Maureen Bonney asked about the number of students in each bedroom. Ms. Krimko said that the architect testified to that at the last hearing, but that the numbers will be a different mix with the new plans to be submitted. Ms. Bonney asked about the educational standard for the number of students per room. Ms. Krimko said that the architect testified to the building code at the last hearing, but will have an answer as to the standard at the next hearing.

Chairman Goode carried this application to December 11, 2014. He explained that he will open the hearing to the public to ask questions of Rabbi Lesin's testimony at the next hearing.

Mr. Higgins left the hearing at 8:30 PM.

NEW CASE

Erick Aguiar

Block 25.34 Lot 30
410 Redmond Avenue
Oakhurst
Zone R-4

This is an application to construct a driveway, entry, steps, walkways, deck for air conditioning units and stairs to a second floor with variances for side yard setback under minimum and construction in a flood plain.

The Board's information packet containing 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 summarized his report, noting that most of the work is a replacement that he has no issue with. He explained to the applicant that the Board is only granting relief from municipal ordinances with regard to the flood plain.

Mr. Aguiar said that he wanted an air conditioner, but could not construct in the flood plain. So, he decided to put other things that he wanted to do on the property on the same application. He explained that he would not be doing everything at once.

He submitted a picture of the driveway that had the property line drawn on which was marked into evidence A-1. A picture of the tree barrier on the neighboring property was marked into evidence A-2. He said that the trees will block the view of the stairs and they will not be harmed during construction as they are not on his property. He said that the driveway will be replaced with pavers and he is not changing the slope.

Peter Siano asked about the easement along the property line. Mr. Fitzgerald explained that the garage is over the property line by 2.5' and an access easement creates a total of 5' over the property line.

A motion to close the public hearing was made by James Worrell and seconded by Jane Grabelle.

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

A motion to approve the bulk variances was made by Jane Grabelle and seconded by Eric Menell.

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

To be memorialized on December 11, 2014.

Meeting adjourned at 8:40 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary