

**CAUCUS SESSION:** 7:15 P.M. Second 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 I  
Jane Grabelle  
Eric Menell  
John Napolitani, Alt II  
Henry Schepiga, V Ch  
Peter Siano, Alt III  
Charles Theodora, Alt IV  
James Worrell  
Warren Goode, Chair

**MEMBERS**

**ABSENT:** Russell Malta  
Richard Van Wagner

**OTHERS PRESENT**

Mark A. Steinberg, Esq., Zoning Board Attorney  
William Fitzgerald, PE, Board Engineer  
Marianne Wilensky, PP, 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 13, 2015.

**CASES CARRIED to September 10, 2015**

**Dennis Tactaquin**  
Block 105 Lot 10  
1315 Birch Avenue  
Wanamassa

**Sandra Reeves**  
Block 76 lot 2  
491 S. Edgemere Drive  
West Allenhurst

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

**Arnie Bollhardt**  
Block 141 Lot 11  
920 Highway 35  
Ocean

**Greg and Vivian Frasca**  
Block 37.06 Lot 17  
12 Oxford Way  
Wayside

**Joan Bennett**  
Block 25.15 Lot 16  
443 Harnell Avenue  
Oakhurst

**Selma, LLC**  
Block 34 Lot 14  
1710 Highway 35  
Oakhurst

**CASE CARRIED to September 30, 2015**

**Yeshiva Gedola Na'os Yaakov, Inc.**  
Block 216 Lot 19  
1515 Logan Road  
Wanamassa

**Location:** To be determined

**Time:** 7:00 PM

### **RESOLUTION MEMORIALIZATION**

**Edward & Sharon Dayan**  
Block 14.01 Lot 8  
251 Wilson Avenue  
Ocean  
Amended -Bulk Variance  
Approval

MOVED: Goode      SECOND: Schepiga  
FAVOR: Bonney, Grabelle, Menell, Schepiga,  
Worrell, Goode  
OPPOSED: None  
INELIGIBLE: Napolitani, Siano, Theodora  
ABSENT: Malta, 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 July 9, 2015.**

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

A motion was made by Jane Grabelle and seconded by Eric Menell to approve the **minutes from the meeting of July 15, 2015.**

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

### **CONTINUED CASE**

**Deanna and Michael Houlihan**

Block 40 Lot 61  
806 Maple Street  
West Deal  
Zone R-4

This is an application to construct additions with variances for front yard setback under minimum, rear yard setback under minimum, lot coverage over maximum, driveway width over maximum and construction in the flood plain.

The Board's information packet was marked B-2. Board Engineer William Fitzgerald, PE summarized his report, noting that a note has been added to the plans that the driveway will not be wider than 20', eliminating the need for a variance for driveway width over maximum. He said that the applicant got a wetlands letter of interpretation and a flood hazard study for the brook on the property. They qualify for permit-by-rule, and must notify the DEP two weeks prior to starting any work. Mr. Fitzgerald said that he has no problem recommending the project for approval, as they meet all the Township's flood hazard requirements. Mr. Fitzgerald also explained that because the flood hazard area is not shown on the plans, he cannot determine the extent of the lot coverage variance. Board Attorney Mark Steinberg, Esquire said that the Board should know the exact amount before voting on the application.

The applicant will have their engineer clarify the lot coverage and will submit that information prior to the next meeting. Mr. Steinberg will prepare a resolution for next month's meeting.

Chairman Goode carried this application to September 10, 2015.

### **CARRIED CASE**

**Gary and Suzanne Michel**

Block 35.05 Lot 3  
20 Coventry Drive  
Wayside  
Zone R-2

This is an application to keep a pool patio and wall area with a variance for a change of grade of 2' or more.

Chairman Goode is disqualified on this application and left the dais. Vice Chairman Schepiga served as chairman.

The Board's information packet containing the reports of the Board's professionals was marked B-1. Board Engineer William Fitzgerald, PE summarized his report, noting that the change in grade was necessary to do the design.

A photograph of the area needing the variance was marked into evidence A-1.

Mr. Fitzgerald noted that there is landscaping and fencing in an easement and should the Township need to access the easement, they won't restore those improvements.

Gary Michel said that the landscaper built the patio and was not aware of the need for a variance. He said that he has a sloping backyard. Mr. Fitzgerald said that it could not have been done without the change in grade, but will not impact the surrounding properties.

A motion to close the public hearing was made by John Napolitani and seconded by James Worrell.

In Favor: Bonney, Grabelle, Menell, Napolitani, Schepiga, Siano, Worrell  
Opposed: None

A motion to approve the application was made by Jane Grabelle and seconded by John Napolitani.

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

To be memorialized on September 10, 2015.

Chairman Goode returned to the dais.

### **NEW CASES**

**Stefanie and Warren Towns**  
Block 25.09 Lot 1  
181 Chatham Avenue  
Oakhurst  
Zone R-4

This is an application to demolish an existing detached garage and construct a new one story addition with variances for rear yard setback under minimum and lot coverage over maximum.

The Board's information packet containing the reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald summarized his report, noting that the addition adds a little more lot coverage. He suggested that the resolution state that no more building area be granted without a reduction in lot coverage.

Warren Towns said that they are constructing the addition for his in-laws who are retired. He said that the sliding door in the back does not lock from the outside and they will use the main entrance when they come and go. With regard to removing the garage, he said that he can easily carry the tools that he needs in and out of the basement. The door to the basement is right near the door to the porch.

The Board discussed ways to design the interior of the addition so as not to create a separate living unit. They also discussed ways to reduce the lot coverage. Chairman Goode referred to the minutes from past applications included in B-1, in which they had lot coverage issues. Ms. Wilensky suggested working with their architect to come up with a way to reduce the increase in lot coverage and reduce the possibility of closing

up the addition to become a separate living space. Mr. Fitzgerald suggested recording the resolution with the County so that new owners know what was approved when they buy the home.

Revised plans will be filed ten days before the next hearing date. They will also work with their architect to get accurate measurements, including the covered porches. Chairman Goode said that they are permitted to have 27% maximum lot coverage, where they have 32% existing. He said that he does not want to approve more than what they already have.

Chairman Goode carried this application to September 10, 2015.

**Mr. & Mrs. Jeffrey McManus** This is an application to construct a second floor addition and enlarge a covered porch with variances for front yard setback under minimum and side yard setback under minimum.  
Block 37 Lot 37  
31 Tilton Drive  
Ocean  
Zone R-3

The Board's information packet containing the reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky read her report, asking the applicant if the AC units needed to be removed and replaced due to the construction. Jeffrey McManus responded that they are not in the way of the proposed construction and do not need to be removed or replaced. Board Engineer William Fitzgerald, PE said that he has no engineering concerns with the application.

Mr. McManus said that his wife just had a baby and they need the space in order to stay in Ocean Township. He said that his grandfather was the original owner of the home and they would really like to stay. He said that the addition is adding one bedroom to the home and they are adding the porch to make the home look continuous. The siding and roof will match the rest of the home.

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

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

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

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

To be memorialized on September 10, 2015.

**Salvatore Spiezio** This is an application to reconstruct a driveway with a variance for construction in a flood plain.  
Block 4 Lot 9  
6 Brooke Street  
Oakhurst  
Zone R-4

Vice Chairman Henry Schepiga is disqualified on this application and left the dais.

The Board's information packet containing the reports of the Board's professionals was marked as B-1. Board Engineer William Fitzgerald, PE summarized his report, but noted that any apron work would have to be inspected by the Township Engineer.

Salvatore Spiezio said that he wants to replace his driveway that was built in 1968 and is deteriorating. He said that it is for safety, as it is a tripping hazard.

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

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

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

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

To be memorialized on September 10, 2015.

Vice Chairman Schepiga returned to the dais.

**Marc and Laura Mizrachi**

Block 25 Lot 49  
25 Shadowlawn Drive  
Oakhurst  
Zone R-2

This is an application to keep a generator and five AC condensers with variances for side yard setback under minimum.

Attorney for the applicant: Lois D. Sutton, Esquire

The Board's information packet containing the reports of the Board's professionals was marked B-1. Planning Administrator Marianne Wilensky, PP read her report, suggesting adding landscaping to hide the visibility of the six units. Board Engineer William Fitzgerald, PE summarized his report. Upon review of the plan, he did not think this was the best location for the units but when he went to inspect the property, he saw that the house next door also has mechanical units and no windows on that side.

Laura Mizrachi, the applicant, said that the six units, including one generator and five AC condensers, are already in place. She said that they applied for a permit to expand the patio, but it required them to relocate the generator. In addition, the AC condensers were larger than they expected and had to be located further away from the home. She said that it would be a hardship to remove and replace the units. She agreed to landscaping and said that she can continue the landscaping from the front, but said that she has a deer problem. Mr. Fitzgerald said that he can recommend some deer resistant plantings. Mrs. Mizrachi will submit a landscaping plan including the size and type of the plantings.

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

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

A motion to approve the application subject to the submittal of a landscaping plan was made by Jane Grabelle and seconded by Maureen Bonney.

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

To be memorialized on September 10, 2015.

Meeting adjourned at 8:45 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary