



**CAUCUS SESSION:** TIME: 7:15 P.M.  
PLACE: Second Floor Conference Room  
Municipal Building  
Deal and Monmouth Roads

**REGULAR MEETING:** TIME: 7:30 P.M.  
PLACE: Public Meeting Room, Municipal Building  
Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Madame Chair Shawanda Beale, Vice Chair Richard Van Wagner;  
Board Members: Fuller, Dellomo, Littman, Van Wagner, Beale, Ashkenazi,  
DeGennaro, Pugielli, Kaplan, Chmura, Leneski

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press and The Coaster, and filed in the Office of the Township Clerk on July 21, 2023.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 10:00 P.M. and no new testimony taken after 10:30 P.M. In addition, the applicant will be limited to forty-five minutes of testimony.

**NOTICE:**

All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Channel, Channel 22 on Verizon FIOS and Channel 77 on Cablevision.

All cell telephones must be turned off, or if you need to make a call, please make your call outside the meeting room.

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**RESOLUTION MEMORIALIZATION**

**Overbrook Property, LLC**

Block 22 Lot 22  
Overbrook Ave  
Oakhurst  
Bulk Variance Approval

**Albert Palacci**

Block 58 Lot 3  
430 Roseld Ave  
Ocean  
Variance Approval

**Pereira**

Block 38 Lot 45  
30 Blair Court  
Ocean  
Bulk Variance Approval

**McLaughlin**

Block 61.03 Lot 8  
628 No. Edgemere Dr.  
Ocean  
Bulk Variance Approval

**John Rattigan**

Block 153.04 Lot 6  
2 Water Mill Court  
Ocean  
Bulk Variance Approval

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**CASES CARRIED TO September 21, 2023** to be held in the Public Meeting Room,  
Municipal Building Deal and Monmouth Roads, Oakhurst

**Ashkenazie**

Block 11.01 Lot 3  
1036 Norwood Avenue  
Ocean

**Sorora Land  
Development**

Block 22 Lots 85 & 85.01  
280 Norwood Avenue  
Ocean

**Memo Investments, LLC**

Block 7 Lot 51  
44 Monmouth Road  
Oakhurst

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**CONTINUED CASE:**

1. **Ila'n High School, Inc.**  
Block 207 Lot 1 & 8  
1200 Roseld Avenue  
Ocean  
Zone R-4

Applicant is withdrawing the request to permit a Judaic education summer day camp and seeks approval for an expansion of the building, # of students, & # of staff, also to modify/eliminate conditions of approval granted in 2011. To increase student limit from 160 to 250, to increase # of buses allowed, to eliminate the 50 person occupancy limit for service at the synagogue, and to eliminate the restriction prohibiting overnight parking.

Attorney for the Applicant: Jennifer S. Krimko, Esquire



**NEW CASES:**

1. **Mosseri**  
Block 76 Lot 2  
491 So. Edgemere Dr.  
W. Allenhurst  
R-5

Applicant proposes to construct a 2-story addition, 2<sup>nd</sup> floor addition, covered front porch and raised patio. The property is pre-existing nonconforming in that it does not meet the required front, side and rear yard setbacks along with being over on building and impervious coverages. The proposed dwelling and structures are within the Flood Plain per the FIRM panel 34025C0332F.

Attorney for the Applicant: Jennifer S. Krimko, Esquire

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2. **Isaac & Michelle Mishan**  
Block 8.01 Lot 20  
5 Tulip Ct.  
Oakhurst  
R-1

Applicant seeks approval to construct a detached cabana within the rear yard setback. Minimum rear yard setback for accessory building exceeding 150 sq. ft. in area – minimum setback requirements of the principal building; or 40' rear yard setback required, 10' proposed.

Attorney for the Applicant: Jennifer S. Krimko, Esquire

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3. **Jason Taetsch**  
Block 130 Lot 1 & 2  
1900 Sunset Ave  
Ocean  
R-6

Applicant seeks approval to demolish an existing covered porch & garage and construct a new covered porch and new garage. The proposed driveway is conforming. However, the dwelling does not meet the required front yard setbacks on both Sunset Ave. & Laurel Ave. A rear shed with pad has been placed without the benefit of permits, as well as, the wood & chain link fence.

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4. **Antonios Koutsoubos**  
Block 38 Lot 95  
4 William Lane  
Ocean  
R-2

Applicant seeks approval to construct a rear addition within the required rear yard setback. Minimum rear yard setback – 40' required, 27.6' proposed. Other provisions and requirements are met, or exist.



5. **Solomon Abady**  
Block 63 Lot 7  
511 Monmouth Rd.  
W. Allenhurst  
Zone R-5

This applicant is seeking approvals to construct a 2<sup>nd</sup> story addition with a covered front porch and circular driveway on a pre-existing nonconforming dwelling with variance for minimum front (30' required, 20.11' to covered front porch, 25.11' to 2<sup>nd</sup> story addition, 20.5' to uncovered side porch, 25.2' to 2<sup>nd</sup> story addition. Minimum side setback – 15% of lot width, or 15' required, 10.10' to 2<sup>nd</sup> story addition proposed. Minimum rear yard – 30' required, 20.32' to 2<sup>nd</sup> story addition proposed. Driveway access – minimum 50' or 2/3rds of lot frontage, whichever is less, 27' from intersection.

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6. **Gawreluk**  
Block 129 Lot 22  
1313 Garven Ave.  
Ocean  
R-6

Applicant seeks approval for a 2<sup>nd</sup> floor addition with half story above, a 1-story rear mudroom addition and to expand the covered front porch. The dwelling is pre-existing nonconforming and does not meet the required front yard setback. The expansion of the covered front porch and 2<sup>nd</sup> floor addition with half story above further extends the nonconformity.