

Township of Ocean
Board of Adjustment



Meeting Agenda

June 19, 2024

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

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 Chairman Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneski, Mr. Pugielli and Mr. Caramanica
Attorney Steinberg, Board Planner Higgins, Board Engineer Matlack and Mrs. Mayer, Planning Administrator.

SALUTE TO FLAG

CHAIR'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 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 (45) 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 phones must be turned off, or if you need to make a call, please make you call outside the meeting room.



MINUTES FOR ADOPTION: January 18, 2024 and May 16, 2024

RESOLUTION MEMORIALIZATION:

- Hannah Boyce, 904 Grasmere Avenue, Ocean, 07712, Block 87 Lot 9
- Marjorie Hamaoui, 232 Overbrook Avenue, Oakhurst, 07755, Block 22 Lot 31
- Louis & Jacqueline Massry, 500 Runyan Ave., W. Deal, 07723 Block 40 Lot 16
- Samuel Haber, 507 Staffa Street, W. Allenhurst, 07711, Block 67 Lot 8
- Synagogue of Oakhurst, 1 Bauer Ave., W. Deal, 07723, Block 12.02 Lot 1

SEEKING TO ADJOURN THE FOLLOWING CASE TO JULY 18, 2024, WITHOUT NOTICE – Samantha Martinez, 500 Bowne Road, Block 39.01 Lot 7.01

NEW CASES:

-Ryan Grove & Amanda Ciemniecki, 238 Overbrook Ave., Oakhurst, 07755 Block 22 Lot 33

Applicant seeks approval to modify the layout of the detached garage apartment, as well as, add an a/c condenser to the exterior of the building.

-Amber & Austin Papp, 1604 No. Wanamassa Drive, Ocean, Block 118 Lot 13, Zone R-6

Applicant proposes to construct a two-story rear addition to the dwelling. Maximum lot coverage, building – 25% lot area (or 1875 sq. ft.) permitted, 27.6% (or 2071 sq. ft.) exists, 29.2% (or 2191 sq. ft.) proposed.

-Daniel Nowak, 5 Derby Lane, Ocean, 0772, Block 37.14 Lot 6, Zone R-3

Applicant seeks approval to keep an existing shed with overhang that was constructed in Violation of the Zoning approvals. Accessory structure - 40' rear yard setback required, 15.6' exists, 15.6' proposed.

-Wayne Marcy, 1902 South Wanamassa Drive, Ocean 07712, Block 132 Lot 7, Zone R-5

Applicant seeks approval to construct a 11.67' x 22' with 2' overhang onto a shed, however, will also act as a future pool house without a kitchen or bathroom, within the required side and rear yard setbacks. Accessory buildings over 150 sq. ft. must maintain required 15% lot width (or 12') side yard setback and 30' rear yard setback, 10.33' side and 10.46' rear proposed.



**-EFM 138 Monmouth, LLC, 138 Monmouth Road, Ocean, 07712, Block 25.15
Lot 36, Zone R-4**

Applicant is seeking preliminary & final site plan approval to construct a front porch / steps addition with interior renovations to and reconfiguration of the dwelling units, two new driveways using existing curb cuts, two new sheds, fencing and related site improvements. The space above the garage will be incorporated into the dwelling units, thereby increasing the habitable areas without adding to the building footprint (with the exception of the front porch). Unit A will contain 5 bedrms, 2.5 bathrms and contain approximately 1,930 square feet plus 289 square feet of basement, and Unit B will contain 5 bedrms, 2.5 bathrm and contain approximately 2,3784 square feet. Rear yard setback of 5.5 feet proposed for a second shed, whereas a minimum of 30' is required. Side yard setback of 0 feet for each driveway proposed, whereas a minimum of 5' is required. **Attorney:** Jennifer S. Krimko, Esquire

**IAAT Services, LLC, 1700 Highway 35, Oakhurst, 07755, Block 34 Lot 12,
Zone C-2**

The applicant is proposing to construct a 45' high, 2-sided, multi-message billboard. The overall dimensions of the billboard will be 48' wide and 17' high (14' for the message face and 3' for the lower apron and walkway). The billboard will be located on the southern side of the site. **Attorney:** Brian Chewcaskie, Esquire

**IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, Block 182 Lot 7,
Zone 0-1/40**

The applicant is proposing to construct a 45' high, 2-sided, multi-message billboard. The overall dimensions of the billboard will be 48' wide and 17' high (14' for the message face and 3' for the lower apron and walkway). The billboard will be located on the northern side of the site. **Attorney:** Brian Chewcaskie, Esquire