



CAUCUS SESSION: TIME: 6:45 P.M.
PLACE: Second Floor Conference Room Municipal Building
Deal and Monmouth Roads, Oakhurst

REGULAR MEETING: TIME: 7:00 P.M.
PLACE: Public Meeting Room, Municipal Building
Deal and Monmouth Roads, Oakhurst

CALL TO ORDER

ROLL CALL: Chairwoman Shawanda Beale, Vice Chairman John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneki, Mr. Caramanica, and Mr. Pugielli.

OTHERS

PRESENT: Attorney Leckstein, Board Planner Higgins, Board Engineer Matlack, and Colleen Mayer, Planning Administrator, Nicole Aciri, Board Secretary

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.

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 9:00 P.M. and no new testimony taken after 9:30 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 your call outside of the meeting room.

RESOLUTIONS TO BE MEMORIALIZATION:

**6 Phoenix Parkway Block 32 Lot 6, Oakhurst, 07755, Doug Osmulski, Zone R-4
324 Roosevelt Avenue Block 22 Lot 7 Michael Celler & Vera Esses Oakhurst, 07755, Zone R-4
2795-2797 Asbury Avenue, Ocean First French Speaking Baptist Church Zone R-2**



Continued Cases:

Applicant has requested to be carried to the April 1, 2025 Agenda and will notice for meeting.

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, in the Zone 0-1/40

IAAT Services, LLC, 922 Highway 35, Ocean, 07712, in the Zone C-5

**Emerald Jade, LLC, 519 Wildwood Road Block 61.05 Lot 11, Ocean Twp., in the R-5 Zone.
requesting to be carried to the April 1, 2025 meeting with no new noticing. (Noticed for March 20,
2025 meeting)**

Correspondence: None at this time

NEW CASES:

Michael and Elyse Lincer, 717 Corlies Avenue Block 65 Lot 8 in the R-4 Zone is seeking permission to retain additional pool patio that was constructed, pool equipment location, and shed. The ordinance required that accessory structures including pools, patios, decks, etc. maintain the required 30 foot front yard setback. The existing conditions provide a 25 foot front setback to the pool patio, 1 26.7 foot front setback to the pool equipment and a 7 foot side setback to the 4 foot wide pool surround. Ordinance requires sheds (accessory buildings) 150 sq. ft. or less to maintain minimum 5 foot side and rear yard setbacks. The shed has an existing 3.5 foot side setback.

Nathan and Sophia Feldman, 300 Runyan Avenue Block 48 Lot in the R-2 Zone.

Attorney: Jennifer Krimko, Esq.

Applicant is seeking to remove the existing Forrest Street driveway and rear yard patio, and to construct a pool, pool patio, pool equipment, walkway, fence, street trees and landscape screening and related site improvements. The Ordinance requires accessory structures including pools, patios, decks, etc. maintain a 50 foot front setback in all yards. Applicant proposes 10 feet to the pool patio, (Forrest Street), 13.4 feet to the water's edge (Forrest Street), 35 feet to the pool equipment (Forrest Street) and 36.7 feet to the pool patio (Gold Road). Maximum hedge height within the front yard is 4 feet. Applicant is proposing a 6 foot privet hedge.

Adam and Michal Cheney, 714 Palmer Avenue Block 64 Lot 5 in the R-4 Zone.

Attorney Jennifer Krimko, Esq,

Applicant is seeking to construct a cabana along with rear yard landscaping. The proposed cabana will be total of 450 sq. ft. with approximately 350 sq. ft. being open, and 100 sq. ft. being storage area facing the outside and food/drink preparation area facing the inside. Cabana (accessory building) over 150 sq. ft.in size must maintain the required 30 foot rear yard setback of the principal building. The proposed cabana would be at 10.3 feet rear yard setback.



Moshe and Nourite Maimon, Block 25.35 Lot 28, 34 Shadow Lawn Drive, Oakhurst, 07755

Zone R-2. Attorney: Jennifer Krimko, Esquire

The applicant is requesting to remove an existing pool and construct a new pool, pool surround, pool house, open and uncovered front porch, and add 2 bedrooms in the basement with exit windows (total bedrooms to be 7), and to relocate an existing shed to a conforming location. Minimum front yard setback requires 45' and the existing setback is 41.6'. The proposed setback is 35.3'. Accessory buildings (pool house) over 150 square feet in area maintain the required 40' rear yard setback. The plan proposes a 10' rear yard setback to the proposed 375 square foot pool house. Accessory structures (window wells) must maintain required 10' side and rear yard setbacks. The proposed exit window wells will be set back 6.2' & 7.3'.

Reuben Antebi, Block 7 Lot 31, 34 Monmouth Road, Oakhurst, 07755, Zone R-4.

Attorney: Jennifer Krimko, Esquire

The applicant is requesting to construct a proposed deck around a previously approved hot tub. The site is a long and narrow pre-existing nonconforming corner property in that it does not meet the required lot area of 10,000 sq. ft. (9,655 sq. ft. exists) and lot width required is 90 feet where 56.02 exists. The dwelling is pre-existing nonconforming in that it does not meet the required front yard setback on Brown Place where 30' is required and 14.4' exists and the required side yard setback 10' is required where 9.5' exists. Accessory structures including decks must maintain the required 30' front yard setbacks, as well as, the required 10' side & rear yard setbacks. The plan proposes front yard setbacks to Brown Place of 22.75' to the proposed step & 27.68' to the proposed deck. A side yard setback of 8.12' is proposed to the deck.

Executive Session – If necessary

Miscellaneous

Adjournment