

**Township of Ocean
Board of Adjustment**



**Reorganization &
Regular Meeting Agenda
July 18, 2024**

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

MEETING: TIME: 7:00 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. Lenesi, Mr. Pugielli and Mr. Caramanica
Attorney Leckstein, Board Planner Higgins, Board Engineer Matlack, Mrs. Mayer, Planning Administrator, and Claire Vilanova, 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 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.



- REORGANIZATION:**
1. Swear in Members
 2. Elect Chairperson
 3. Elect Vice Chairperson
 4. Approve meeting dates for upcoming year
 5. Appoint Board of Adjustment Attorney
 6. Appoint Board of Adjustment Planner
 7. Appoint Board of Adjustment Engineer
 8. Appoint Board of Adjustment Secretary
 9. Swear in Professionals

RESOLUTION MEMORIALIZATION:

- Ryan Grove & Amanda Ciemniecki, 238 Overbrook Ave., Oakhurst, 07755, Block 22 Lot 33
- Amber & Austin Papp, 1604 N. Wanamassa Dr, Ocean, 07712, Block 118 Lot 13
- Daniel Nowak, 5 Derby Lane, Ocean, 07712, Block 37.14 Lot 6
- Wayne Marcy, 1902 S. Wanamassa Dr., Ocean, 07712, Block 132 Lot 7
- EFM 138 Monmouth, LLC, 138 Monmouth Rd, Ocean 07712, Block 25.15 Lot 36

NEW CASES:

-Samantha Martinez, 500 Bowne Road, Ocean, 07712, Block 39.04 Lot 7.1, Zone R-2

Applicant proposes to erect a 6' solid fence on top of a .5' – 3.5' retaining wall. The single or combined height of any wall or fence shall not exceed 6' in the required side or rear yards. 7.5' – 9.5' proposed.

Attorney: Kevin Asadi, Esquire

-Peter Lauria, 20 Barbara Lane, Oakhurst, 07755, Block 26.01 Lot 7, Zone R4

Applicant seeks approval to install a 12' x 16' pre-fab detached garage / storage shed within the front yard setback on Calvin Terrace. Accessory building over 150 sq. ft. must maintain required setbacks of the principal building. 30' front yard setbacks and 30' rear yard setback required. 11.5' front yard setback (Calvin Terrace) and 12' rear yard setback proposed.



-Jared Gopin, 71 Dwight Drive, Ocean, 07712, Block 40 Lot 107, Zone R-3

Applicant seeks approval to construct a 2-story side addition, 2nd floor addition and covered front porch within the front yard setback. Minimum front yard setback – 45' required, 25.2' exists, 25.2' to 2nd floor addition, 25.3' to 2 story side addition & covered front porch proposed.

-Solomon & Sara Chehebar, 221 Elmwood Road, Oakhurst, 07755, Block 25.31 Lot 11, Zone R-4

Applicant seeks approval to alter the detached garage to a kosher kitchen and storage. Accessory building over 150 sq. ft. must maintain the required 10' side yard setback and 30' rear yard setback of the principal building, 5' side & 16' rear exists, 4.92' side & 16.14' rear proposed.

Attorney: Jennifer S. Krimko, Esquire

-Abraham & Margaret Mosseri, 491 So. Edgemere Drive, W. Allenhurst, 07711, Zone R-5

Applicant proposes to construct 2 story side and rear additions, 2nd floor addition, and install a raised rear patio. Minimum front yard setback – 30' required, 10.77' to 2nd story front cantilever, 12.35' to 2 story side addition & 2nd floor addition proposed. Minimum side yard setback – 15% of lot width, or 14.22' required, 5.80' 2 story rear addition & 2nd floor addition proposed. Minimum rear yard setback – 30' required, 7.30' to 2nd floor addition, 11.87' to 2 story rear addition, 13.81' to 2nd floor rear cantilever proposed. Maximum lot coverage building – 25% of total lot area permitted, 33.01% proposed. Accessory structures including patios must maintain required 10' rear yard setback, 3' to raised patio proposed. Minimum driveway side yard setback – 5' required, 2.5' to extended driveway proposed.

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

Executive Session – If necessary

Miscellaneous –

Adjournment -

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