

**Township of Ocean
Board of Adjustment**



**Special Meeting Agenda
January 27, 2025**

CAUCUS SESSION: **TIME:** 6:30 P.M.
 PLACE: Second Floor Conference Room
 Municipal Building
 Deal and Monmouth Roads, Oakhurst

SPECIAL MEETING: **TIME:** 7:15 P.M.
 PLACE: Public Meeting Room, Municipal Building
 Deal and Monmouth Roads, Oakhurst

CALL TO ORDER

ROLL CALL: Madame Chair Shawanda Beale, Vice Chairman John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneski, Mr. Pugielli, Mr. Caramanica

OTHERS Attorney Leckstein, Board Planner Higgins, Board Engineer Matlack,
PRESENT: Planning Administrator, Colleen Mayer, Board Secretary, Claire Vilanova

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, 2024.

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

NO SMOKING

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.

**Township of Ocean
Board of Adjustment**



**Special Meeting Agenda
January 27, 2025**

RESOLUTIONS FOR MEMORIALIZATION:

Salim 55, LLC, Block 12.07 Lot 1, 3 Oakwood Ave., Oakhurst
Susan Padva & Jill Salvino, Block 140l.10 Lot 11, 318 Parkview Ave., Ocean
Jerry Garifine, Block 202 Lot 9, 1219 Allaire Ave., Ocean

RESOLUTION FOR MEMORIALIZATION FOR DENIAL OF BULK VARIANCE:

Abraham & Margaret Mosseri, Block 76 Lot 2, 491 So. Edgemere Drive., West. Allenhurst,
in the Zone R-5

SPECIAL MEETING CASE – (CONTINUED)

First French Speaking Baptist Church, 2795-2797 Asbury Ave., Ocean, R-2

Attorney: Amanda Curley, Esquire

Applicant is seeking preliminary and final major site plan approval to construct an approximately 14,096 square foot House of Worship. The use is a conditional use in the zone. The applicant is requesting a conditional use approval where several bulk variances are also required.

Executive Session – if necessary

Miscellaneous –

Adjournment –