

**Township of Ocean
Board of Adjustment**



**Regular Meeting Agenda
April 1, 2025**

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. Lenesi, Mr. Caramanica, and Mr. Pugielli.

OTHERS

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

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.

Continued Cases:

Applicant has requested to be carried to the May 15, 2025 meeting and will notice for meeting.
IAAT Services, LLC, 1418 Highway 35 Oakhurst in the 0-1/40 Zone
IAAT Services, LLC 992 Highway 35 Ocean, in the C-5 Zone.



RESOLUTIONS TO BE MEMORIALIZATION:

2795-2797 Asbury Avenue, Ocean First French Speaking Baptist Church Zone R-2
717 Corlies Avenue Block 65 Lot 8 in the R-4 Zone – Michael and Elyse Lincer
300 Runyan Avenue Block 49 Lot 1 in the R-2 Zone – Nathan and Sophia Feldman
714 Palmer Avenue Block 64 Lot 5 in the R-4 Zone – Adam and Michal Cheney
34 Shadow Lawn Drive Block 25.35 Lot 28 – Moshe and Nourite Maimon
34 Monmouth Road Block 7 Lot 31 in the R-4 zone – Reuben Antebi

New Business:

Emerald Jade, LLC, 519 Wildwood Road Block 61.05 Lot 11, Ocean Twp., in the R-5 Zone.

Attorney: Robert Faber

Applicant is seeking to retain the existing garage structure and convert it to a cabana. Maximum building coverage is 25% of total lot (1562.5 sq. ft.) where 31.23% (1952 sq. ft.) is existing and 31.23% (1952 sq. ft.) is proposed. Accessory buildings over 150 sq. ft. must maintain the setback of the principal building. 7.5 feet side yard and 30 foot rear yard setbacks are required where 3.6 foot side and 3 foot rear yard setback are proposed. Accessory structures including pools, patios, pads etc. must maintain required 30 foot front yard setback and 10 foot side and rear yard setback. Zero (0) feet front to 5 foot wide pad/walkway, 8 foot rear to pool patio is proposed. Note; Previous Zoning Official was incorrect in issuing zoning approvals for pool in 2022. Minimum side setback for driveway is 5 feet, where zero (0) feet is existing. The 2 story rear addition shown on the variance plan shows a proposed inground pool with fencing and equipment that was also approved by the previous Zoning Official in 2022

416 West Park Avenue, LLC, 416 West Lincoln Avenue Ocean Twp., Block 25.15 Lot 40 in the R-3 Zone

Attorney: David Convery

Applicant is seeking to construct a single-family dwelling with inground pool and cabana. Minimum lot size required is 18,750 sq. ft where 14,209.7 sq. ft exists and proposed. Minimum lot width required is 125 feet where 59.49 feet is existing and proposed. Minimum 30 combined feet side yard setback is required where 21.26 feet is being proposed. The maximum stories above grade is 2.5 stories above grade where 3 stories is being proposed. The ordinance requires that accessory buildings over 10 feet in height and 150 sq. ft. in area maintain the requires setbacks of the principal building. A 10 foot side yard setback for cabana (accessory building) of 172 sq. ft (includes overhang) and 11.6 feet in height is required where 5 feet is proposed. The Ordinance requires that accessory structure other than buildings maintain the required 45 foot front yard setback and 10 foot side and rear yard setbacks. Proposed is 8.95 foot side setback to the pool patio and 6.6 foot side setback to the pool equipment. Ordinance required a minimum 5 foot setback from side property lines for driveway, where 4.40 foot setback for the 18 foot wide driveway is being proposed.



Solomon Chehebar 344 Park Avenue Block 20 Lot 5 in the R-2 Zone (intersection of Park Avenue and Monmouth Road)

Attorney– Jennifer Krimko Applicant is seeking approval to expand existing driveway to provide more off-street parking and for expansion of pool patio into the required 10 foot side and rear yard setbacks. Maximum width for a driveway within the front yard is permit to be no more than 20 feet. The proposed driveway with of 28.05 feet in the Monmouth Road front yard, and ta width of 58.98 feet in the Park Avenue front yard.

Tony Cicitta and Niki Baratte19 Deal Lake Point Road Block 112 Lot 5 in the R-6 Zone is seeking permission to construct a two-story rear addition, new rear uncovered porch, two (2) new AC condensers and expand and cover the exiting front porch. Minimum front yard setback of 30 feet is required where 18.66 feet is exiting. The proposed covered front porch will maintain the exiting 18.66 feet setback, but expanding the preexisting nonconformity by increasing the width 3.5 feet horizontally and covering the porch. Maximum lot coverage of 25% (1,243 sq. ft.) is permitted where building coverage of 29% (1,438 sq. ft.) is requested.

Executive Session – If necessary

Miscellaneous

Adjournment