



June 24, 2024

CAUCUS

SESSION: TIME: 7:00 PLACE: Second Floor Conference Room
Municipal Building
Deal and Monmouth Roads
Oakhurst

REGULAR MEETING

TIME: 7:30 PLACE: Public Meeting Room
Municipal Building
Deal and Monmouth Road
Oakhurst

CALL TO ORDER

ROLL CALL

Chairman Jeffrey Weinstein, Vice Chair Edward DiFiglia,
Board Members: Jeffery Weinstein, Edward DiFiglia,
John Duthie, Council Woman Gitta Kaplan, Eric Menell,
Jemal Beale, David Bodnovich, Jack Ades, Jack
Mamiye, Julia Surmonte, Michael Palutis

SALUTE TO FLAG

CHAIRMAN'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, News 12 and The Coaster and filed in the Office of the Township Clerk on July 26, 2023.

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

NO SMOKING

BOARD POLICY: No new cases will be started after 10:30 P.M. and no new testimony taken after 11:00 P.M.

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 the meeting room.



June 24, 2024

MINUTES FOR ADOPTION:

April 29, 2024

May 23, 2024

RESOLUTION MEMORIALIZATION:

1414-1416 South Roller Road LLC, Ocean, 07712, Block 182 Lots 1 & 2

NEW CASES:

-The English Manor, 1 English Lane, Ocean, 07712, Blocks 139 & 140 Lots 1, 65.02, 67.01 & 68

The applicant proposes to modify an existing banquet hall by reducing the square footage of the first floor by reconfiguring the first floor and reducing it by 200 sq. ft., and reconfiguring the second floor within its existing footprint.

Landscaping in the vicinity of the first-floor modifications will be enhanced to accommodate the modifications. This will result in a minor and technical reduction of the intensity of the use – a reduction of 200 sq. ft. of floor area and the reduction of required parking by 1 parking space.

Attorney: Thomas Hirsch, Esquire

-Diane Gradone, 608 Wildwood Rd., W. Allenhurst, 07711, Block 61.07 Lot 4, Zone R-4

The applicant is proposing to remove an existing dwelling on the subject site and create a minor subdivision consisting of 2 new vacant building lots. The site is an 18,750 sq. ft. lot with 150' of frontage on Wildwood Rd., and a depth of 125'. It is occupied by a single-family dwelling. The Ordinance requires a minimum lot area of 10,000 sq. ft. The proposed lot area of both lots is 9,375 sq. ft. The Ordinance requires a minimum lot width of 90'. The proposed lot width of both lots is 75'.

Attorney: Jennifer S. Krimko, Esquire



June 24, 2024

-1414 Woodlock, LLC, 1414 Woodlock Ave., Ocean, 07712, Block 120 Lot 7, Zone R-6

The applicant is proposing to subdivide a 10,000 sq. ft. corner lot (Lot 7) into two 5,000 sq. ft. lots (Lots 7.01 and 7.02); to leave an existing residence on new Lot 7.01. Lot 7.02 will be a vacant building lot, although the applicant is proposing that a small shed on the lot remain. The shed should be removed since, if it remains, it would become the principal structure on Lot 7.02 and is not permitted – requiring a D-1 Variance.

Attorney: Paul Fericola, Esquire

Executive Session – If necessary

Miscellaneous –

Adjournment -