

**Township of Ocean  
Board of Adjustment**



**Regular Meeting  
Revised Agenda  
April 18, 2024**

**CAUCUS SESSION:**      **TIME:** 7:15 P.M.  
                                 **PLACE:** Second Floor Conference Room  
                                                    Municipal Building  
                                                    Deal and Monmouth Roads, Oakhurst

**Special Meeting:**      **TIME:** 7:30 P.M.  
                                 **PLACE:** Public Meeting Room, Municipal Building  
                                                    Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Madame Chair Shawanda Beale, Vice Chair John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Ms. Kaplan, Mr. Lenesi, and Mr. Pugielli.  
Attorney Steinberg, Board Planner Higgins, Board Engineer Matlack and Mrs. Mayer, Planning Administrator.

**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.

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**CASES CARRIED TO MAY 16, 2023, NEEDING TO RE-NOTICE:**

- 1700 Highway 35 Southbound, Blk 34, Lot 12 – Applicant IAAT Services LLC
- 1418 Highway 35 Southbound Blk 182, Lot 87 – Applicant IAAT Services LLC
- 2795-2797 Asbury Ave., Blk 38, Lots 71 & 72 – First French Speaking Baptist Church
- Jack & Sylvi Ashkenazi, 1036 Norwood Avenue, Blk 11.01, Lot 3
- Solomon & Sara Chehebar, 221 Elmwood Road, Block 25.31, Lot 11
- Louis & Jacqueline Massry, 500 Runyan Ave, Block 40, Lot 16 – Re-notice for 2 defective addresses only

**CASE CARRIED TO MAY 16, 2024, REQUIRING NO FURTHER NOTICE:**

Marjorie Hamaoui, 232 Overbrook Avenue, Block 22, Lot 3  
Solomon & Sara Chehebar, 221 Elmwood Road, Block 25.31, Lot 11  
Samuel Haber, 507 Staffa Street, Block 67, Lot 8, Zone R-5

**RESOLUTION MEMORIALIZATION:**

Kenneth Tawil, 7 Oakwood Avenue, Block 12.07, Lot 5

**NEW CASES:**

**Debra Harmady, 64 Park Boulevard**, Block 97, Lot 1, Zone R-5

Applicant proposes to construct a sunroom addition over the existing deck within the front yard setback on Maple Ave. Minimum front yard setback – 30' required, 25.5' exists (Maple Ave), 16.5' to sunroom (Maple Ave) proposed.

**Marcy Sultan, 17 Shadow Lawn Drive**, Block 25, Lot 43, Zone R-2

The applicant seeks approval to construct a roof over the rear deck. Minimum rear yard setback – 40' required, 20.75' proposed.

**Attorney:** David Esses, Esquire

Executive Session – if necessary

Other Business –

Adjournment -