



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

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

CALL TO ORDER

ROLL CALL: Fuller, Dellomo, Caramanica, Littman, Beale, Ashkenazi, DeGennaro,
 Pugielli, Kaplan, Chmura, Leneski

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 and The Coaster, and filed in the Office of the Township Clerk on July 21, 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 10:00 P.M. and no new testimony taken after 10:30 P.M. In addition, the applicant will be limited to forty-five 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 telephones must be turned off, or if you need to make a call, please make your call outside the meeting room.



RESOLUTION MEMORIALIZATION

Appert, Timothy

Block 37 Lot 28
13 Tilton Ave
Ocean

Bedford, Robert & Maryanne

Block 89 Lot 5
15 No. Dittmar Dr.
Ocean

CASES REQUESTING TO BE CARRIED TO March 21, 2024, and SEEKING NOT TO RE-NOTICE to be held in the Public Meeting Room, Municipal Building Deal and Monmouth Roads, Oakhurst

Ocean Gas, LLC –
(owner)

IAAT Services LLC
(applicant)

Block 182 Lot 87
1418 Highway 35
Ocean

Gallina, Antonio –
(owner)

IAAT Services LLC
(applicant)

Block 34 Lot 12
1700 Highway 35
Ocean

CARRIED FOR PUBLIC COMMENT:

1. **Gioseffi, Michael**
Block 159 Lot 43
78 Cold Indian Spring Rd
Ocean
R-2

NEW CASES:

1. **Sasson, Alan**
Block 24 Lot 1
300 Monmouth Rd.
W. Deal
R-2

Applicant is seeking to replace and enlarge an existing uncovered front porch. Uncovered front porch does not meet the required 50' front yard setback. Minimum front yard setback -50' required, 48.8' proposed.



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2. **Srou, Maurice & Mizrachi, Linda**
Block 138 Lot 89
801 Darlene Ave.
Ocean
R-1
- Applicant is seeking Board Approval to change the grade more than 2 feet in connection with the construction of the inground pool. The original plan, which received both zoning and engineering approvals, did not have a change in grade greater than 2'.
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3. **Cellar, Philip & Celia**
Block 26.08 Lot 15.09
302 Crimson Cir.
Ocean
R-3
- Applicant seeks approval keep the existing pool patio / surround and stone areas that have been constructed within the side and rear yard setbacks, in violation of the original zoning approvals. Minimum 10' side & rear yard setbacks required – 3' side (east, stone area), 6' side (east, stone area), 7.5' rear (pool patio / surround) proposed.
- Attorney: Robert Farber, Esquire
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4. **Ingber, Matthew & Gloria**
Block 9 Lot 46
257 Dixon Ave.
Ocean
R-4
- The applicant seeks approval to construct an Inground Pool, cabana with covered patio, deck, wall / fence, masonry piers, as well as, the grade more than 2'.
- Attorney: Jennifer S. Krimko, Esquire
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5. **Memo Investments**
Block 7 Lot 51
44 Monmouth Rd.
Oakhurst
C-1
- The applicant is proposing to construct a 3-story building with 11 residential units – 6 two-bedroom units and 5 three-bedroom units, as well as, a basement with storage, a gym, a multi-purpose room, and utilities. Site improvements will include a total of 25 parking spaces, a playground area, lighting, landscaping and signage.
- Attorney: Jennifer S. Krimko, Esquire
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6. **Synagogue of Oakhurst
Community Center, Inc.**
Block 12.02 Lot 1
1 Bauer Ave.
R-2

The applicant is seeking Preliminary and Final Site plan approval to construct a 12,449 square foot synagogue. The proposed improvements also include construction of a parking lot with 17-parking spaces, stormwater drywell, and associated improvements such as walkways and associated grading and demolition. This development is proposed to be accessed via two full movement ingress / egress driveways extending from Bauer Ave.

Attorney: Jennifer S. Krimko, Esquire
