



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: Madame Chair Shawanda Beale, Board Members: John Fuller, Gino Dellomo, Gitta Kaplan, Jason Chmura, Victor Ashkenazi, Anthony Pugielli, Anthony DeGennaro, Mark Leneski, Lisa Littman, Chris Caramanica

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

Corley, Michael
Block 37.09 Lot 4
4 Windsor Lane
Ocean

Mizrahi, Daniel & Michelle
Block 25.11 Lot 1
200 Ampere Ave.
Oakhurst

**Tawil, Ezra & Adele /
Tawil, Jeannette &
Betesh, David**
Block 25.34 Lot 14
445 Brookside Ave
Oakhurst

CASES CARRIED TO February 15, 2024 to be held in the Public Meeting Room,
Municipal Building Deal and Monmouth Roads, Oakhurst

Ashkenazie
Block 11.01 Lot 3
1036 Norwood Avenue
W. Deal

Gioseffi, Michael
Block 159 Lot 43
78 Cold Indian Spring Rd.
Ocean

NEW CASES:

1. **First French Speaking
Baptist Church**
Block 38 Lot 71 & 72
2795-2797 Asbury Ave
Ocean
R-2

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.

Attorney: Amanda M. Curley, Esquire

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2. **Memo Investments, LLC**
Block 7 Lot 51
44 Monmouth Rd.
C-1

Applicant is seeking preliminary and final major site plan approval to construct a 3-story, multi-family residential building containing 11 dwelling units and related amenities. Applicant seeks use variance relief along w/bulk variance relief.

Attorney: Jennifer S. Krimko, Esquire



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3. **Appert, Timothy**
Block 37 Lot 28
13 Tilton Dr.
Ocean
R-2
- Applicant seeks approval to construct a front portico. Minimum front yard setback – 35' required, 32.4' proposed.
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4. **Bedford, Robert & Maryanne**
Block 89 Lot 5
15 No. Dittmar Dr.
Ocean
R-5
- The applicant proposes to construct a screened front porch within the front yard setback on No. Dittmar Dr. Minimum front yard setback – 30' required, 22'3" (No. Dittmar Dr.) proposed.
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5. **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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6. **Chan, Kam**
Block 123 Lot 2
1302 So. Wanamassa Drive
R-6
- Applicant seeks approval to install a driveway within the side yard setback – 5' required, 0' proposed and wider than the permitted 20' whereas 21' proposed.
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