

**Township of Ocean  
Board of Adjustment**



**Regular Meeting Agenda  
October 16, 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:** Chairman John Fuller, Vice-Chairman DeGennaro, Ms. Beale, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. Leneki, Mr. Caramanica, and Mr. Pugielli.

**OTHERS**

**PRESENT:** Board Attorney Marc Leckstein, Board Planner James Higgins, Board Engineer Bennett Matlack, 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 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 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.

**RESOLUTIONS TO BE MEMORIALIZATION:**

**Emerald Jade, LLC 519 Wildwood Road Block 61.05 Lot 11**

**Larchwood Synagogue, 48 Larchwood Avenue Oakhurst Block 8.02 Lots 3 and 23**

**Alan Maleh 481 South Edgemere Drive Block 76 Lot 6 in the R-5 Zone**

**Leo Picciotto 186 Delaware Avenue Block 25.09 Lot 11 in the R-4 Zone**

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**The Following case is being carried to the November 24, 2025 meeting *without* further notice:**

Two Texas Avenue, LLC., 219 Lewis Street Block 17 Lots 26 and 44 in the R-4 Zone

**The Following cases are being carried to the December meeting and *will* notice for said meeting:**

Steven and Jo Dwek, 2 Dwight Drive block 40.01 Lot 17 in the R-3 Zone

Michael Roshanzamir 130 Roseld Avenue Block 55 Lot 3 in the R-2 Zone

**Old Business:**

**Sam Gabbay 8 Monmouth Road Block 5 Lot 35**

**New Business:**

**Irene Shor 30 Northwoods Drive Block 35.02 Lot 6 in the R-1 Zone** is seeking permission to keep a change of the existing grade that is more than 2 feet in connection with the inground pool with pool surround, pool patio, pool code fence and retaining wall. Ordinance only allows for change in grade that is less than 2 feet.

**55 WPR Holdings, LLC., 55 Wanamassa Point Road Block 113 Lot 35 in the R-6 Zone** is seeking permission to demo existing single family dwelling and detached garage and construct and construct a new single family dwelling with an attached garage. Minimum lot size (corner lot) required is 10,000 square feet whereas 5,873.50 is existing. Minimum lot width required is 50 feet whereas 40 feet exists and is proposes. Minimum front yard setback required is 30 feet. The existing setbacks are 12 feet (Camp Avenue) and 41.7 (Wanamassa Point Road) The proposed setbacks are 10.92 feet (Camp Avenue) and 5.99 feet to garage (on Wanamassa Point Road). Maximum lot coverage (building) 25% of total lot (1,468 sq. ft.) is permitted. 33.42% or (1963 sq. ft.) is being proposed. Accessory structures must maintain required 30 foot front, and 10 foot side and rear yard setbacks. 9.42 feet front to roof top AC condensers (Wanamassa Point Road ), 12 feet front to patio (Camp Avenue) and 17.59 feet front to roof top generator (Wanamassa Point Road) and 3.12 feet rear to patio, 7.40 feet rear to roof top AC condensers and 7.81 feet rear to roof top generator proposed.

Section 21-20.28 Flood Plains – While the rear of the property does appear to be in the floodplain, no construction is proposed within the floodplain (variance is required). Maximum driveway width permitted is 20 feet whereas 29.62 feet is proposed. Minimum driveway frontage on corner lot – 2/3 of frontage (or 26.7 feet) is required whereas 7.32 feet is proposed. Minimum driveway side setback required is 5 feet whereas 2.44 is proposed.

*Attorney: Mark R. Aikins, Esq,*

Executive Session – If necessary

Miscellaneous

Adjournment