



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

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 Chairman Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneksi, Mr. Pugielli, Mr. Caramanica.
Attorney Leckstein, Board Planner Higgins, Board Engineer Matlack and Mrs. Mayer, Planning Administrator

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.



NEW CASES:

1. **Ryan Grove & Amanda Ciemniecki**
Block: 22 Lot: 33
238 Overbrook Ave.
Zone R-4

The applicant seeks approval to modify the layout of the detached garage apartment to a as well as, add an a/c condenser and outdoor shower to the exterior of the building. Accessory structures must maintain required 30' front yard setback & 10' side & rear. Zero-foot rear to a/c condenser pad & 6' rear to outdoor shower proposed. Both proposed a/c & outdoor shower are within the flood plain.

 2. **Michael Soileau**
Block 140.13 Lot: 3
1 Park Place
Ocean
Zone R-4

The applicant proposes to construct a covered front porch within the front yard setbacks. Minimum front yard setback – 30' required, 24.5' (Parkview Ave), 29' (Bimblar Blvd.) proposed.

Attorney: Richard Tilton, Esquire

 3. **Brendan Donohue**
Block: 104 Lot: 21
1308 Franklin P'kwy.
Ocean
Zone R-4

Applicant seeks approval to construct a 1-story rear addition, 2nd floor addition, covered front & side porches, and a patio. Minimum front yard setback – 30' required, 19.3' to covered front porch proposed.

 4. **Perry Nazon**
Block: 140.17 Lot: 11
713 Asbury Ave.
Ocean
Zone T-1

The property is a corner lot fronting on both Asbury Avenue and Overbrook Avenue. The applicant proposes to install a 6' solid fence within both of the front yard setbacks. Maximum fence height within the required 30' front yard setbacks – 4' permitted, 6' proposed. Maximum solid fence height within required 30' front yard setbacks – 3' permitted, 6' proposed.
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5. **William Bongiorno**
Block: 138 Lot: 52.01
900 Roseld Ave.
Ocean
Zone R-4

The applicant proposes to construct a 1-story rear addition, 2nd floor addition, covered front porch, reconstruction of enclosed porch to living space, and rear deck. The scope of work will reconfigure the architectural front of the dwelling to now face Brookside Ave.

6. **Marjorie Hamaoui**
Block: 22 Lot: 31
232 Overbrook Ave.
Oakhurst
Zone R-4

The applicant seeks approval to construct a new two-story dwelling with covered front porch and rear deck, as well as, construct a new driveway. Minimum lot width, 90' required, 75' exists, 75' proposed. Minimum driveway side yard setback – 5' required, 1' proposed.

7. **Michael Sardar**
Block: 9.01 Lot: 7
248 Howard Ave.
Elberon
Zone R-4

The applicant seeks approval to construct a 2-story addition to the front and rear to the dwelling, as well as, construct 2nd floor additions and a covered front porch. Minimum front yard setback – 30' required, 22.7' (Howard Ave.) & 27.4' (Wilson Dre.) to covered front porch and 29.6' (Howard Ave.) & 13.7' (Wilson Dr.) to 2nd floor addition proposed.

Attorney: Robert Farber, Esquire

8. **Melissa Starke**
Block: 25 Lot: 109
245 Delaware Ave.
Oakhurst
Zone R-4

The applicant proposes to construct a 1-story addition and deck to the rear of the dwelling. Minimum side yard setback – 10' required, 1.7' proposed. Minimum both side yards combined setback – 25' required, 19' proposed. Maximum coverage, building – 27% of buildable lot area (or 810 sq. ft.) permitted, 37.3% (or 1119 sq. ft.) proposed.
