



July 22, 2024

CAUCUS

SESSION: TIME: 6.30pm PLACE: Second Floor Conference Room
Municipal Building
Deal and Monmouth Roads
Oakhurst

**REORGANIZATION &
REGULAR MEETING**

TIME: 7:00pm PLACE: Public Meeting Room
Municipal Building
Deal and Monmouth Road
Oakhurst

**CALL TO ORDER
ROLL CALL**

Chairman Jeffrey Weinstein, Vice Chair Edward DiFiglia,
Board Members: Jeffery Weinstein, Edward DiFiglia,
John Duthie, Councilwoman Gitta Kaplan, Eric Menell,
Jemal Beale, David Bodnovich, Jack Ades, Jack
Mamiye, Julia Surmonte, Michael Palutis

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, News 12 and The Coaster and filed in the Office of the Township Clerk on July 26, 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 10:30 P.M. and no new testimony taken after 11:00 P.M.

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 the meeting room.



July 22, 2024

- REORGANIZATION:**
1. Swear in Members
 2. Elect Chairperson
 3. Elect Vice Chairperson
 4. Approve meeting dates for upcoming year
 5. Appoint Board of Adjustment Attorney
 6. Appoint Board of Adjustment Planner
 7. Appoint Board of Adjustment Engineer
 8. Appoint Board of Adjustment Secretary
 9. Swear in Professionals

REQUEST FOR EXTENSION OF APPROVAL OF TIME ON A SUBDIVISION APPLICATION

– RENE & LORI ROFE, 231 PARK AVENUE, OAKHURST, 07755, BLOCK 9 LOT 10

-MINOR SITE PLAN SUBCOMMITTEE REVIEW: 3500 Sunset Ave., Ocean 07712, Block 176 Lot 3, Zone R-2. The proposed minor subdivision must be in conformance with the minor site plan. This condition is no longer relevant as the minor subdivision approval has expired. Provide final plans for screening of the new roof equipment. This condition is no longer applicable since the applicant has eliminated the rooftop mechanical units. Provide a revised lighting plan. This plan has been provided and approved.

RESOLUTION MEMORIALIZATION:

- The English Manor, 1 English Lane, Ocean, 07712, Blocks 139 & 140 Lots 1, 65.02, 67.01 & 68
- Diane Gradone, 608 Wildwood Rd., W. Allenhurst, 07711, Block 61.07 Lot 4, Zone R-4
- 1414 Woodlock, LLC, 1414 Woodlock Ave., Ocean, 07712, Block 120 Lot 7, Zone R-6



July 22, 2024

NEW CASE(S):

-1298 Wickapecko Drive – Ocean, 07712, Block 140 Lot 1, Zone R-6

Attorney: Kevin Asadi, Esquire. The applicant is proposing to subdivide Lot 1 into three lots being Lot 1.01, Lot 1.02 and Lot 1.0. Currently Lot 1 is a corner lot having 230 feet of frontage along Wickapecko Drive and 226.57 feet of frontage along Appleby Drive. The existing lot contains a single-family dwelling with ancillary improvements including a concrete driveway extending from Appleby Drive, a detached garage and walkways. The applicant is proposing to subdivide into three lots. Lot 1.01 is proposed to be a 17,562 square foot corner lot with frontage along both Appleby Drive and Wickapecko Drive consisting of the existing dwelling and structures. Lot 1.02 is proposed to be 15,339 square feet with frontage along Appleby Drive, and Lot 1.03 being 18,716 square feet with frontage along Wickapecko Drive.

Executive Session – if necessary

Miscellaneous –

Adjournment -