

**Township of Ocean
Board of Adjustment**



**Regular Meeting Amended Agenda
May 16, 2024**

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

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 John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Caramanica, Mr. Lenesi, and Mr. Pugielli.
Attorney Steinberg, Board Planner Higgins, Board Engineer Matlack and Mrs. Mayer, Planning Administrator.

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 on July 21, 2023.

EMERGENCY NOTICE: There is an emergency 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 (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 you call outside the meeting room.



MINUTES: August 17, 2023

RESOLUTION MEMORIALIZATION:

**Marcy Sultan, 17 Shadow Lawn Drive, Block 25 Lot 43
Debra Harmady, 64 Park Blvd. Block 95 Lot 1
Memo Investments, 44 Monmouth Road, Block 7 Lot 51**

CARRIED CASE(S):

Amanda Ciemniecki & Ryan Grove, 238 Overbrook Ave., Block 22 Lot 33

NEW CASES:

Hannah Boyce, 904 Grasmere Avenue, Ocean, 07712, Block 87 Lot 9, Zone R-5

Applicant seeks approval to construct a 2-story, rear addition with deck & rinse stations, covered front porch and install an a/c condenser. The rinse station and a/c condenser conform to the accessory structure setback requirements; however, the shed is within the 5 ft. accessory building side yard setback.

Marjorie Hamaoui, 232 Overbrook Avenue, Oakhurst 07755, Block 22 Lot 31 in the R-4 Zone

Applicant is seeking to demolish existing single-family dwelling and construct a new two-story single-family dwelling with a covered front porch and rear deck, and new driveway. Minimum required lot width is 90 feet where 75 feet exists and 75 feet is proposed. The minimum driveway side yard setback is 5 feet which 1 (one) foot is proposed.

Louis & Jacqueline Massry, 500 Runyan Avenue, W. Deal, 07723 Block 40 Lot 16, Zone R-2

Applicant proposes to demolish the existing one-story dwelling and construct a new two-story, single-family dwelling. Minimum lot size 22,500 sq. ft. required; 21,696 sq. ft. proposed.

Attorney: James Berube, Attorney

Samuel Haber, 507 Staffa Street, W. Allenhurst, 07711, Block 67 Lot 8, Zone R-5

Applicant seeks approval to demolish the existing dwelling to the foundation and reconstruct a new 2.5 story, single-family dwelling with covered porch, rear deck and a/c condensers.

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IAAT Services, LLC, 1700 Highway 35, Oakhurst, 07755, Block 34 Lot 12, Zone C-2

The applicant is proposing to construct a 45' high, 2-sided, multi-message billboard. The overall dimensions of the billboard will be 48' wide and 17' high (14' for the message face and 3' for the lower apron and walkway). The billboard will be located on the southern side of the site.

Attorney: Brian Chewcaskie, Attorney

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, Block 182 Lot 7, Zone 0-1/40

The applicant is proposing to construct a 45' high, 2-sided, multi-message billboard. The overall dimensions of the billboard will be 48' wide and 17' high (14' for the message face and 3' for the lower apron and walkway). The billboard will be located on the northern side of the site.

Attorney: Brian Chewcaskie, Attorney

Executive Session – If necessary

Miscellaneous –

Adjournment -