



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, NJ

CALL TO ORDER

ROLL CALL: Chairwoman Beale, Vice Chairman Fuller, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Dellomo, Ms. Littman, Mr. Pugielli (Alt. #1), Mr. Leneski (Alt. #2) and Mr. Caramanica (Alt. #3)

ALSO PRESENT: Attorney Marc Leckstein, Board Planner James Higgins,
Board Engineer Bennett A. Matlack, and Colleen 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.

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 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:

3 Oakwood Avenue, Block 12.07 Lot 1, Oakhurst, in the R5 Zone (Salim 55, LLC)
318 Parkview Avenue Block 140.10 Lot 11, Ocean, in the R4 Zone (Susan Padva & Jill Salvino)
1219 Allaire Avenue Block 202 Lot 9, Ocean, in the R4 Zone (Jerry Garifine)
713 Asbury Avenue Block 140.17 Lot 11, Ocean, Zone T-1 (Perry Nazon)
150 Ampere Avenue, , Block 25.02 Lot 4, Oakhurst, Zone R-4 (Idan Choresch)
197 Delaware Avenue, Block 25.15 Lot 65, Oakhurst, Zone R-4 (197 Delaware, LLC)
1410 Woodlock Avenue Block 120 Lot 6, Ocean, Zone R-6 (Terry Sonterre)
491 South Edgemere Drive Block 76 Lot 2 West Allenhurst, in the R5 Zone- Denial- (Mosser)



CASES CARRIED TO MARCH 20, 2025, NEEDING TO RE-NOTICE:

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, in the Zone 0-1/40

IAAT Services, LLC, 922 Highway 35, Ocean, 07712, in the Zone C-5

NEW CASES:

Doug Osmulski, Block 32 Lot 6, 6 Phoenix Parkway, Oakhurst, 07755, Zone R-4

The applicant seeks approval to construct a 1-story addition towards the rear of the existing dwelling. Minimum both side yard setbacks required is 25' where 22.7' is proposed. This site is an undersized 80' by 118' lot that is occupied by a one story dwelling. The R-4 Zone requires a minimum 90' lot width (80' exists) and a minimum lot area of 10,000 sq. ft. (9,440 sq. ft. exists)

Michael Celler & Vera Esses, Block 22 Lot 7, 324 Roosevelt Ave, Oakhurst, 07755, Zone R-4

The applicant proposes to remove an existing single family dwelling and construct a new single family dwelling, with covered front and side porches, and a covered rear terrace. They are also proposing an inground pool, a cabana with trellis, outdoor kitchen, outdoor shower, 4 air conditioning condensers and 1 generator. It does not meet the required lot width. The Ordinance requires a minimum lot width of 90'. The existing and proposed lot width is 80'.

First French Speaking Baptist Church, 2795-2797 Asbury Ave., Ocean, R-2

Attorney: Amanda Curley, Esquire

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.

Executive Session – If necessary

Miscellaneous – Resolution to appoint legal council to defend suit on behalf of the Zoning Board of Adjustment. Docket No. MON-L-004323-24

Adjournment