



October 9, 2024

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: Madame Chair Shawanda Beale, Vice Chairman John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Ms. Kaplan, Mr. Leneski, and Mr. Pugielli.

OTHERS

PRESENT: Attorney Steinberg, Board Planner Higgins, Board Engineer Matlack, Colleen Mayer, Planning Administrator, and Claire Vilanova, Secretary

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.



MINUTES FOR ADOPTION: April 16, 2024

RESOLUTION MEMORIALIZATION:

Joseph Snado, Block 5 lot 32, 355 Lake Avenue, Oakhurst, 07755
1002 Bloomfield Ave., LLC, Block 40.12 Lot 8, 1002 Bloomfield Avenue, Ocean, 07712

DENIAL OF PRELIMINARY & FINAL SITE PLAN APPROVAL:

IAAT Services, LLC, Block 34 Lot 12, 1700 NJ State Highway 35, Ocean, 07712

CARRIED CASE TO NOVEMBER 12, 2024, NEEDING TO RENOTICE:

Abraham & Margaret Mosseri, 491 So. Edgemere Drive., W. Allenhurst, 0771, Zone R-5

NEW CASE(S):

Michele Lanza, Block 39.01 Lot 1, 600 Bowne Rd., Ocean, 07712, Zone R-2.

Attorney: Thomas Hirsch, Esquire

Applicant proposes to construct a new roof structure over an existing uncovered front porch within the front yard setback. Minimum front yard setback is 50feet, where 47.5' to roof covering proposed.

Emerald Jade, LLC, Block 62 Lot 4, 515 Myrtle Avenue. W. Allenhurst, 07711, Zone R-5

Attorney: Robert Farber, Esquire

Applicant wishes to keep (2) a/c condensers that were installed in violation of the zoning approvals during the construction of the new house. A/C Condenser side yard setback required is 10' where 8.33' is proposed to 1st condenser and 8.5' is proposed to 2nd condenser. Applicant wishes to keep a 4'x10' shed which is an accessory building attached to or within 10' of principal dwelling and must maintain the principal setbacks. 11.25' side yard setback required, 7' proposed.

Sammy Haber, Block 67 Lot 8, 507 Staffa St. W. Allenhurst, 07712, Zone R-5

Attorney: Robert Farber, Esquire

Applicant received Board approvals June 19, 2024, for the proposed new 2.5 story single family dwelling with covered front porch. The applicant now wishes to expand the proposed covered front porch and attached garage by 2 more feet. Minimum front yard setback required is 30' where 20 feet (Staffa Street) and 20 feet (Myrtle Avenue) to covered porch is proposed. Maximum building coverage is 25% of total lot (or 1950 sq. ft.) is permitted where 38.1% (2974 sq. ft.) is proposed



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

Attorney: Brian Chewcaskie, Esquire

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.

IAAT Services LLC, 922 Highway 35, Ocean, 07712, Block 141 Lot 12, Zone C-5

Attorney: Brian Chewcaskie, Esquire

The applicant is proposing to construct a 50' 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. The billboard is a new billboard and will not be a replacement for an existing billboard. New billboards are not specifically permitted, and are, therefore, prohibited.

Executive Session – if necessary

Miscellaneous –

Adjournment –