



CAUCUS

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

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

CALL TO ORDER

ROLL CALL: Chairman Jeffrey Weinstein, Vice Chairman Edward DiFiglia,
Councilwoman Gitta Kaplan, Mr. Menell, Mr. Ades,
Mr. Mamiye, Mr. Palutis, Mr. Beale, Mr. Bodnovich,
Ms. Surmonte

OTHERS PRESENT: Attorney Leckstein, Board Planner Higgins, Board Engineer
Matlack, Planning Administrator, Mrs. Mayer, Planning Board
Secretary, Claire Vilanova

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 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.



MINUTES FOR APPROVAL: November 25, 2024

CORRESPONDENCE: 1012 Norwood Avenue, Block 11 Lot 10, Application for Freshwater Wetlands LOI & Transition Area Waiver

NEW CASE(S):

1601 Holbrook, LLC, Block 33.39 Lot 1, 1641 Holbrook Street, Oakhurst, NJ 07755, Zone R-4. Attorney: Christopher Beekman, Esquire

The applicant is proposing a Minor Subdivision and to subdivide Lot 1 into two lots being Lot 1.01 and Lot 1.02. Currently Lot 1 is a corner lot that has 160 feet of frontage along Holbrook Street, and 100 feet of frontage along Talmadge Avenue. Lot 1 - Minimum lot size: 10,000 square feet required, 16,000 square feet existing, 9,000 square feet proposed. Minimum front yard setback: 30 feet required, 24.2 feet (as measured from porch to Holbrook Street) existing, 24.2 feet (expanded porch) proposed. Minimum side yard setback: 10 feet required, 80 feet existing, 7.4 feet proposed. Minimum accessory rear yard setback: 5 feet required, 4.5 feet existing and proposed. Lot 2 – Minimum lot size: 10,000 square feet required, 16,000 square feet existing, 7,00 square feet proposed. Minimum lot width: 90 feet required, 70 feet proposed. Minimum side yard setback: 10 feet required, 80 feet existing, 7.4 feet proposed. Minimum accessory rear yard setback: 5 feet required, 4.5 feet 3 existing and proposed.

Executive Session – if necessary

Miscellaneous –

Adjournment -