

**Township of Ocean
Board of Adjustment**



Regular Meeting Agenda

September 19, 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: September 2023, October 2023, November 2023,
December 2023

AMENDED RESOLUTIONS FOR DISCUSSION:

Peter Lauria, 20 Barbara Lane, Ocean 07712, Block 26.01 Lot 7
Solomon & Sara Chehebar, 221 Elmwood Road, Oakhurst, 07755, Block 25.31 Lot 11

EXTENSION OF MINOR SUBDIVISION:

Deal Road, Poplar Place & Route 18, Ocean, Block 3, Lots 34.03, 2, 2.02, 5.1, 5.02 & 6

RESOLUTION MEMORIALIZATION:

Matthew Bilbao, 1202 Logan Road, Ocean 07712, Block 140 Lot 64
Michael-John Hancock, 1312 Franklin Parkway, Ocean, 07712, Block 104 Lot 19
Gerilyn Mahlof, 406 W. Park Avenue, Oakhurst, 07755, Block 26 Lot 66
Samantha Martinez, 500 Bowne Road, Ocean, 07712, Block 39.04 Lot 7.01
Costco Gas Station, 2361 NJSH Route 66, Ocean, 07712, Block 141 Lots 1, 2&23

CONTINUED CASE(S): Joseph Snado, 355 Lake Avenue, Oakhurst, 07755, Block 5 Lot
32, Zone R-4

NEW CASE(S):

Michele Lanza, Block 39.01 Lot 1, 600 Bowne Rd., Ocean, 07712, Zone R-2. Applicant proposes to construct a new roof structure over an existing uncovered front porch within the front yard setback. Minimum front yard setback – 50’ required, 47.5’ to roof covering proposed.

Abraham & Margaret Mosseri, 491 So. Edgemere Drive, W. Allenhurst, 07711, Zone R-5.

Attorney: Jennifer Krimko, Esquire

Applicant proposes to construct 2 story side and rear additions, 2nd floor addition, and install a raised rear patio. Minimum front yard setback – 30’ required, 10.77’ to 2nd story front cantilever, 12.35’ to 2 story side addition & 2nd floor addition proposed. Minimum side yard setback – 15% of lot width, or 14.22’ required, 5.80’ 2 story rear addition & 2nd floor addition proposed. Minimum rear yard setback – 30’ required, 7.30’ to 2nd floor addition, 11.87’ to 2 story rear addition, 13.81’ to 2nd floor rear cantilever proposed. Maximum lot coverage building – 25% of total lot area permitted, 33.01% proposed. Accessory structures including



patios must maintain required 10' rear yard setback, 3' to raised patio proposed. Minimum driveway side yard setback – 5' required, 2.5' to extended driveway 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. Accessory structures, other than buildings, 3' in height or less must maintain required 10' side yard setback, 8.33' to 1st condenser, 8.5' to 2nd condenser proposed.

1002 Bloomfield Ave., LLC, Block 40.12 Lot 8, 1002 Bloomfield Avenue, Ocean, 07712, Zone R-4

Attorney: Robert Farber, Esquire

The applicant proposes to construct a 2nd floor addition to an existing one-story portion of the dwelling; a covered front porch with a 2nd story addition, and a paver patio in the rear of the building. Minimum front yard setback – 30' required, 22.2' exists, 22.2' to 2nd floor addition, 28' to covered front porch proposed. Accessory structures must maintain the required 10' side yard setback, 8.3' to paver patio proposed.

Executive Session – If necessary

Miscellaneous –

Adjournment -