

**Township of Ocean
Board of Adjustment**



**Regular Meeting Agenda
Amended
March 21, 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, Ms. Kaplan, Mr. Lenesi, and Mr. Pugielli.
Attorney Leckstein, 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 your call outside the meeting room.



MINUTES FOR APPROVAL:

December 15, 2022

January 19, 2023

February 15, 2024

January 26, 2023 (Special)

February 16, 2023

March 16, 2023

April 20, 2023

May 18, 2023

CASES CARRIED TO APRIL 18, 2024, REQUESTING NO FURTHER NOTICE:

Solomon & Sara Chehebar, 221 Elmwood Rd. Block 25.31, Lot 11

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

CASES CARRIED TO MAY 16, 2024, REQUESTING NO FURTHER NOTICE:

Marjorie Hamaoui, 232 Overbrook Avenue, Block 22 Lot 3

RESOLUTION MEMORIALIZATION:

801 Darlene Avenue Ocean Block 138 Lot 89 in the R-1 zone (DENIAL)

257 Dixon Avenue Block 9 Lot 46 in the R-4 Zone

1 Park Place Ocean Block 140.13 Lot 3 in the R-4 Zone

1308 Franklin Parkway Ocean Block 104 Lot 21 in the R-4 zone

713 Asbury Avenue Ocean Block 140.17 Lot 11 in the T-1 Zone

900 Roseld Avenue Ocean Block 138 Lot 52.01 in the R-4 zone

248 Howard Avenue Elberon Block 9.01 Lot 7 in the R-4 zone

245 Delaware Avenue Oakhurst Block 25 Lot 109 in the R-4 zone

NEW CASES:

7 Oakwood Avenue, Block 12.07, Lot 5 – Kenneth Tawil, applicant is requesting approval for an Addition to the existing 2-story dwelling. Improvements to driveway, removal of the front porch, relocate air conditioner to the roof. Minimum side yard setback – 10' required, 2' exists, 2' proposed. Minimum rear yard setback – 30' required, 29' exists, 29' proposed.

1700 NJSH Route 35 (Southbound), Block 34 Lot 12 in the O-1/40 Zone - IAAT Services LLC (Applicant) Antonio Gallina (owner) 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 proposed will be located on the southern side of the site. The proposed billboard is a new billboard and will not be a replacement for an existing billboard.



1418 NJSH Route 35 (Southbound), Block 182 Lot 87 in the O-1/40 Zone.

IAAT Services LLC (Applicant) Ocean Gas LLC (Owner). 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 proposed billboard will be located on the northern side of the site. The proposed billboard is a new billboard and will not be a replacement for an existing billboard.