



November 12, 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:** Chairwoman Shawanda Beale, Vice Chairman John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneki Mr. Caramanica, 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.

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November 12, 2024

MINUTES FOR APPROVAL: September 18, 2024

AMENDED RESOLUTION MEMORIALIZATION:

Matthew Bilbao, Block 140 Lot 64, 1202 Logan Road, Ocean, 07712

DENIAL OF BULK VARIANCE:

Emerald Jade, LLC, Block 62 Lot 4, 515 Myrtle Avenue, W. Allenhurst, 07711  
IAAT Services, LLC, Block 34 Lot 12, 1700 NJ State Highway 35, Ocean 07712

APPLICATION WITHDRAWN WITHOUT PREJUDICE:

Sammy Haber, Block 67 Lot 8, 507 Staffa Street, W. Allenhurst, 07711

REQUESTING TO BE CARRIED TO DECEMBER 19, 2024, BOARD TO DISCUSS IF  
NEW NOTICING WILL BE REQUIRED:

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, Zone O-1/40  
IAAT Services, LLC, 922 Highway 35, Ocean, 07712, Zone C-5

CASES TO BE HEARD:

Abraham & Margaret Mosseri, Block 76 Lot 2, 491 So. Edgemere Drive, W. Allenhurst,  
07711, Zone R-5.

Attorney: Jennifer Krimko, Esquire

Applicant proposes to construct 2 story side and rear additions, 2<sup>nd</sup> floor addition, and install a raised rear patio. Minimum front yard setback – 30' required, 10.77' to 2<sup>nd</sup> story front cantilever, 12.35' to 2 story side addition & 2<sup>nd</sup> floor addition proposed. Minimum side yard setback – 15% of lot width, or 14.22' required, 5.80' 2 story rear addition & 2<sup>nd</sup> floor addition proposed. Minimum rear yard setback – 30' required, 7.30' to 2<sup>nd</sup> floor addition, 11.87' to 2 story rear addition, 13.81' to 2<sup>nd</sup> 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.

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 –

Adjournment –