

Township of Ocean
Board of Adjustment



Regular Meeting Agenda

December 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, Gino Dellomo, Jason Chmura, Chris Caramanica, Victor Ashkenazi, Anthony Pugielli, Anthony DeGennaro, Mark Leneski, Lisa Littman

OTHERS

PRESENT: Attorney Mark Steinberg, Board Planner James Higgins, Board Engineer Bennett Matlack, Planning Administrator Colleen Mayer, and 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 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.



December 19, 2024

MINUTES FOR ADOPTION: October 9, 2024 & November 12, 2024

CASES CARRIED TO JANUARY 16, 2025 NEEDING TO RE-NOTICE:

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, Zone O-1/40

IAAT Services, LLC, 922 Highway 35, Ocean, 07712, Zone C-5

CONTINUED CASES:

Abraham & Margaret Mosser, 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, 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 additions & 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, 2.55 to extended driveway proposed.

First French Speaking Baptist Church, Block 38 Lots 71 & 72, 2795-2797 Asbury Ave., Ocean, 07712, 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.

NEW CASES:

Salim 55, LLC, Block 12.07 Lot 1, 3 Oakwood Ave, Oakhurst, 07755, Zone R-4

Attorney: Robert Farber, Esquire

Applicant seeks approval to keep (5) a/c condensers within the side yard setback of the newly constructed dwelling. A/C Condensers 3' in height or less must maintain the required 10' side yard setback whereas 6.45' to (2) a/c condensers are proposed, and 6.59' to (3) a/c condensers proposed.



December 19, 2024

Susan Padva & Jill Salvino, Block 140.10 Lot 11, 318 Parkview Ave., Ocean, 07712, Zone R-4

Attorney: Richard Tilton, Esquire

Applicant seeks approval to construct a 2nd floor rear addition, install an inground pool with equipment & pool code fence and 2 a/c condensers. Minimum rear yard setback is 30' required, 22.8' exists, 22.8' proposed. Accessory structures must maintain the required 30' front yard setback and 10' side & rear yard setbacks. Fifteen-foot front (Overbrook Ave.) to pool equipment & a/c condenser pad proposed. Maximum fence height within required front yard setback is 4' permitted, 6' proposed. Maximum solid fence height within required front yard setback is 3' permitted, 6' proposed.

Jerry Garifine, Block 202 Lot 9, 1219 Allaire Ave., Ocean, 07712, Zone R-4

Applicant proposes to demolish an existing, nonconforming uncovered front porch and construct a new, covered front porch within the front yard setbacks. Minimum front yard setback – 30' required, 22'11 1/8" to porch steps and 27'6 1/8" to porch (Allaire Ave) and 21'1 3/8" to porch and 22' to porch steps (Monroe Ave) proposed. A slate patio, concrete patio, paver patio with firepit, and shed are shown within the rear of the property and appear to have been placed there without the benefit of approvals or permits. The slate patio is within the designated Public Right of Way and within the 30' front yard setback on Monroe Avenue. The concrete patio is within the 30' front yard setback on Monroe Avenue. The paver patio is within the required 10' rear yard setback, and the shed is within the required 5' side and 5' rear yard setbacks.

Executive Session – if necessary

Miscellaneous –

Adjournment –