

**Township of Ocean
Board of Adjustment**



**Special Meeting Amended Agenda
May 7, 2024**

CAUCUS SESSION: **TIME:** **6:45 P.M.**
 PLACE: Second Floor Conference Room
 Municipal Building
 Deal and Monmouth Roads, Oakhurst

Special 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, Mr. Leneki, and Mr. Pugielli.
 Attorney Steinberg, 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.

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 you call outside the meeting room.



RESOLUTION MEMORIALIZATION:

Kenneth Tawil, 7 Oakwood Avenue Block 12.07 Lot 5
Michael Gioseffi, 78 Cold Indian Springs Road, Block 159 Lot 43 (Amended)

ADMINISTRATIVE APPROVAL REQUEST:

Applicant is seeking administrative approval for modification for Brielle Avenue, LLC Warehouse and Car Club, Block 184 Lot 1.01. Application is requesting a modification to install the asphalt roll-curb in-lieu of the concrete curbing originally approved by Board of Adjustment.
Attorney presenting request: Jennifer S. Krimko, Esq.

NEW CASES:

Synagogue of Oakhurst Community, Inc., 1 Bayer Avenue Block 12.02 Lot 1 in the R-2 Zone.

Applicant seeks preliminary and final minor site plan approval to demolish the existing three-story (3) Synagogue currently existing on the property and construct a new 12,449 square foot building, including basement, which will house 404 seats with two (2) full-movement driveways on Bauer Avenue along with related site improvements. Applicant also seeks to modify an existing deed restriction previously imposed by the Board of Adjustment, which, in part restricts the use of the basement for stage only. Applicant proposed habitable space in basement.
Attorney presenting application: Jennifer S. Krimko, Esq.

Executive Session – If necessary

Miscellaneous

Adjournment