

Township of Ocean

Monmouth County

Township of Ocean
Zoning Board

399 Monmouth Road
Oakhurst NJ 07755-1589

Meeting Minutes
April 18, 2024



CAUCUS SESSION:	TIME: 7:00 p.m.	Second Floor Conference Room Deal and Monmouth Roads Oakhurst
REGULAR MEETING:	TIME 7:30 p.m.	Public Meeting Room Deal and Monmouth Roads Oakhurst

The meeting was called to order at 7:33pm

Roll Call: Lisa Littman, Jason Chmura, Anthony DeGennaro, Mark Leneski, Anthony Pugielli, Chairwoman Beale

Members Absent: John Fuller, Gino Dellomo, Victor Ashkenazi, Chris Caramanica

Others Present: Attorney -Mark Steinberg, Board Planner -Jim Higgins, Board Engineer - Bennett Matlack, Planning Administrator - Colleen Mayer, Board Secretary – Claire Vilanova

SALUTE TO THE FLAG

CHAIR'S STATEMENT

Chairwoman Beale announced the notice requirements for the Open Public Meetings Act have been satisfied. A copy of the notice was sent to the Asbury Park Press, and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk July 21, 2024.

NO SMOKING

BOARD POLICY: No new cases will be started after 10:00pm, and no new testimony taken after 10:30pm. In addition, the applicant will be limited to forty-five minutes of testimony.

NOTICE:

All meetings will be video and audio taped and shown on the Township of Ocean's Community Cable Chanel, 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.

Chairwoman Beale announced the following cases are carried to May 16, 2024, needing to re-notice:

- 1700 Highway 35 Southbound, Block 34, Lot 12 – Applicant IAAT Services LLC
- 1418 Highway 35 Southbound, Block 182, Lot 87 – Applicant IAAT Services LLC
- 2795-2797 Asbury Ave., Blk 38, Lots 71 & 72 – First French Speaking Baptist Church
- Jack & Sylvi Ashkenazi, 1036 Norwood Ave., Block 11.01, Lot 3
- Louis & Jacqueline Massry, 500 Runyan Ave., Block 40 Lot 16 – **Re-notice for 2 defective addresses only.**

Chairwoman Beale announced the following cases are carried to May 16, 2024, and requiring no further notice:

- Marjorie Hamaoui, 232 Overbrook Avenue, Block 22, Lot 3
- Samuel Haber, 507 Staffa Street, Block 67, Lot 8
- Soloman & Sara Chehebar, 221 Elmwood Road, Block 25.31, Lot 11

RESOLUTION MEMORIALIZATION:

Kenneth Tawil, 7 Oakwood Avenue, Block 12. 07, Lot 5

Chairwoman Beale offered a positive Resolution and Member Littman seconded.

The Roll Call was taken.

NEW CASES:

Debra Harmady, 64 Park Boulevard, Block 97, Lot 1, Zone R-5

Applicant proposes to construct a sunroom addition over the existing deck within the front yard setback on Maple Ave. Minimum front yard setback – 30' required, 25.5' exists (Maple Ave), 16.5' to sunroom (Maple Ave) proposed.

Ms. Harmady was sworn in by Chairwoman Beale who then turned it over to the Board Professionals. Planner Higgins summarized his report. He explained this is a corner lot on Park Boulevard and Maple Avenue which is a dead-end street. There is a deck that extends out into the front yard on Maple Avenue and is 9.41 feet from the right from the property line it's a little bit longer than that to the pavement, but you measure to the property line. They are proposing to put a sunroom. He believes this will be a significant improvement. Planner Higgins verified with Ms. Harmady the deck is screened from the road by a 5' high stockade fence that is attached to the deck and is going to be removed for a nicer looking deck with a nice railing. There is no more encroachment into the front yard.

Engineer Matlack has no engineering concerns. Ms. Harmady explained the request and why she wanted it. She stated she is an avid gardener, and after covid she needed to have her outdoors indoor. She wants to put her plants inside. She would like to use it all year round. She stated she could bring in her fig tree, and her dog would enjoy it, too.

Member Chmura asked Ms. Harmady if the front of her house fronts Park Boulevard, and the answer was yes. Attorney Steinberg asked what kind of siding was to be used, and the answer was the same as the house. Ms. Harmady stated everything would be white, including the fence. The roof on the sunroom would be the same as the house roof.

Chairwoman Beale asked if there were any questions or comments from the public, and there were none. Ms. Beale asked for a motion to close the public hearing and Member Degennaro made the motion and Member Chmura seconded. All were in favor. Ms. Beale asked if someone would like to offer a positive resolution and Member DeGennaro made the motion and Member Pugielli seconded. Roll Call: Littman, Chmura, DeGennaro, Leneski, Pugielli, Chairwoman Beale. No one opposed.

NEXT CASE:

Marcy Sultan, 17 Shadow Lawn Drive, Block 25, Lot 43, Zone R-2. The applicant seeks approval to construct a roof over the rear deck. Minimum rear yard setback – 40' required, 20.75' proposed. **Attorney:** David Esses, Esquire

Attorney Esses introduced his client, Marcy Sultan, and she was sworn in by Chairwoman Beale who deferred to the Board Professionals. Planner Higgins summarized his report by stating this is a lot that backs up to open space that's over 100 feet wide where this proposed deck is. The deck itself conforms, but because they're putting the covering over it, it requires a setback variance. Planner Higgins does not have a problem with it and stated there is no negative impact and it will allow them to use the deck and have better use of the rear yard.

Engineer Matlack had a few minor notes from his report which he went over. He stated most of them are notes that need to be corrected. He corrected one of his notes which was item number one which stated the applicant is proposing a 27.5% grade from the corner of the home to the inground swimming pool- same should be modified to achieve a maximum 3 to 1 slope, and it should be a 2% slope. He asked for clarification and Attorney Esses stated the pool has been removed from the plan. So, this solved the problem. Attorney Steinberg asked if Engineer Matlack wanted two through five of his report as conditions, and the answer was yes.

Attorney Esses described the property as a well-maintained two-story contemporary home. There is 5 bedrooms and approximately 3,300 square feet. The lot is irregular shape, almost a pie shaped lot which is 130 feet deep, and the house fits perfectly in the neighborhood. There is an easement with a creek which is about 100 feet and then it's followed by the public park and then you've got the synagogue behind. The applicant is proposing to build a deck that is 20' x 34' – 20' deep by 34' wide. The deck does not require a variance, but a roof covering over the desk is requested creating the variance.

Thom Lavin, Registered Architect, was sworn in by Chairwoman Beale. He stated the deck is southwest facing so they get a lot of sun. We will have a conforming deck and we're proposing to cover about two thirds of it. Materials will be the same as the roof and siding of the house. Chairwoman Beale marked the packet and stated the packet for the previous application should be marked into evidence as well. Planner Higgins asked the applicant why only two-thirds of the deck is being covered, and the answer was we have sliding glass doors and a barbeque, and some people might like to sit in the sun. Ms. Sultan has lived in the house 30 years and had a cancer scare and will not be sitting in the sun, so at this time, she is looking to have the covering over the porch.

Chairwoman Beale asked if there was any other testimony and there were none. There were no other questions or comments from the Board or the Public. Member DeGennaro made a motion to close the public hearing and Member Pugielli seconded. All were in favor. A motion for a positive resolution was offered by Member Chmura and Member DeGennaro seconded. Roll Call: Littman, Chmura, DeGennaro, Lenesi, Pugielli, Chairwoman Beale. No one opposed. A motion to adjourn the meeting was made by Chairwoman Beale and all were in favor. The meeting ended at 7:57pm.

Respectfully submitted,

Claire Vilanova
Zoning Board Secretary

Claire Vilanova

From: Shanique Rankine
Sent: Thursday, October 3, 2024 3:09 PM
To: Claire Vilanova
Subject: 717 Corlies Ave

Claire,

The Project ID is **R717C001**

Shanique Rankine

**Finance Assistant
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