

# Township of Ocean

Monmouth County

399 Monmouth Road  
Oakhurst NJ 07755-1589

Regular Meeting Minutes  
May 16, 2024

Township of Ocean  
**Zoning Board**



**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

**MEMBERS** John Fuller  
**PRESENT:** Gino Dellomo  
Victor Ashkenazi  
Anthony DeGennaro  
Mark Leneski  
Anthony Pugielli  
Chris Caramanica  
Shawanda Beale, Chair

**MEMBERS** Lisa Littman  
**ABSENT:** Jason Chmura

**OTHERS** Mark Steinberg, Esquire  
**PRESENT:** Drew Pavlick, P.E.  
James Higgins, P.P.  
Colleen Mayer, Administrator  
Claire Vilanova, Secretary

## SALUTE TO FLAG

**CHAIRMAN'S STATEMENT:** Chairwoman Shawanda Beale announced that the notice requirements for the Open Public Meetings Act have been satisfied. A copy of the notice was sent to the Asbury Park Press, News 12, and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk July 26, 2023.

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The meeting began at 7:31pm

Chairwoman Beale announced the next meeting would be on June 19, 2024.

The Minutes from the August 17, 2023, were voted on for approval. All were in favor except for Gino Dellomo, Lisa Littman and Jason Chmura as they were not present for this meeting.

The following Resolutions were Memorialized:

**March Sultan, 17 Shadow Lawn Drive, Block 25 Lot 43.** Roll call in Favor: DeGennaro, Leneski, Pugielli and Chairwoman Beale. Not Eligible: Fuller, Dellomo, Ashkenazi and Caramanica. No one opposed

**Debra Harmady, 64 Park Blvd., Block 95 Lot 1.** Roll call in Favor: DeGennaro, Leneski, Pugielli and Chairwoman Beale. Not Eligible: Fuller, Dellomo, Ashkenazi and Caramanica. No one opposed.

**Memo Investments, 44 Monmouth Road, Block 7 Lot 51.** Roll call in Favor: Ashkenazi, DeGennaro, Leneski, Caramanica and Chairwoman Beale. Not Eligible: Fuller, Dellomo, Chmura and Pugielli. No one opposed.

It was announced that the carried case of Amanda Ciemniecki & Ryan Grove, 238 Overbrook Ave., Block 22 Lot 33 will carry until the June 19, 2024, meeting, however, they will need to re-notice.

The two applications for IAAT Services, 1700 Highway 35, Block 34 Lot 12, and 1418 Highway 35, Block 18 Lot 7, will carry until the June 19, 2024 meeting, however, they will not need to re-notice.

The first new case was called:

**Hannah Boyce, 904 Grasmere Ave., Ocean 07712, Block 87 Lot 9, Zone R-5**

Applicant seeks approval to construct a 2-story, rear addition with deck & rinse stations, covered front porch and install an a/c condenser. The rinse station and a/c condenser conform to the accessory structure setback requirements; however, the shed is within the 5 ft. accessory building side yard setback.

The applicant was sworn in by Chairwoman Beale. The applicant's husband, Mr. Spiller was also sworn in. The Board Packet was marked in, and the Board Planner read his report. He stated a very small covered porch would be going in front which will be 4' deep. He had no issue with addition or accessory structure. The Board Engineer had no Engineering issues. Ms. Boyce was asked about the request, but her husband stated the intent was to add additional bedrooms. They intended to keep it looking like a traditional cape cod.

Anthony Ercolino was sworn in as the Licensed Architect. He stated the 1.5 story -existing deck will be taken off and the new addition put on. Since the drawing was submitted the deck was split into upper & lower so sitting outside you will not see the railings. New drawings were marked in. Family room & mudroom will be added to the rear of the house. Second floor was "jogged" in to add master suite. Front porch will have 2 columns & gables – similar in pitch to existing dormers. All new siding will match with the roof. There were no comments or questions from the Public. A motion to close the public portion was made by Board Member Fuller, and seconded by Member Dellomo. All were in favor and no one opposed. A motion for a positive resolution was offered by Member Dellomo and seconded by Member Pugielli. Roll call: Fuller, Dellomo,



Ashkenazi, DeGennaro, Pugielli, Caramanica, Chairwoman Beale. No one opposed.

Next Case:

**Marjorie Hamaoui, 232 Overbrook Ave., Oakhurst, NJ 0775, Block 22 Lot 31, Zone R-4**

Applicant is seeking to demolish existing single-family dwelling and construct a new two-story single-family dwelling. Minimum lot size 22,500 sq. ft. required; 21,696 sq. ft. proposed. Ms. Hamaoui was sworn in by Chairwoman Beale who marked in the Packet and turned it over to the Board Professionals. Board Planner read report and stated the lot width, in its existing condition, there is no way can be reasonably changed, and there is definitely a hardship. He deferred to the Board Engineer who stated the property is in a flood hazard zone with elevation 28 – Flood vents for crawl space would be needed. A road opening permit would also be required, and the sidewalk to be replaced. Chairwoman Beale inquired as to the Grading Plan, the apron and road opening to stand, and was told yes.

The Architect, James Connor, was introduced and sworn in. The flood vents are not labeled in crawl space but will be included in the final plan. No problem complying with the Board Engineer's report regarding points 1 through 7. Primarily what is needed is a large kitchen and dining room. Adjacent to that would be an open concept family room and breakfast room with a screened room for everyday functions to enjoy in the summer. An elevator would be added for aging. Second floor would have a large master bedroom with 3 additional bedrooms. No basement but ½ story attic to be utilized as an additional bedroom, bathroom, and access to mechanicals. The outside would have a Hamptons beach-house style – wood accents, keeping it all minimalistic. Half-story attic spaces were pushed back so it wouldn't be prominent on the street plain. Also asking for wider driveway. Chairwoman Beale asked if there were any questions from the Board, and with none, a motion was made by Bd Member Dellomo to close the Public portion and seconded by Bd Member Fuller. All were in favor. A motion to offer a positive resolution by Bd Member DeGennaro was made with Bd Member Dellomo seconding. Roll Call: Fuller, Dellomo, Ashkenazi, DeGennaro, Lenesi, Pugielli, Caramanica, Chairwoman Beale. No one opposed.

**Louis & Jacqueline Massry, 500 Runyan Ave., W. Deal, 07723, Block 40 Lot 16, Zone R-2**

Applicant proposes to demolish the existing one-story dwelling and construct a new two-story, single-family dwelling. Minimum lot size 22,500 sq. ft. required; 21,696 sq. ft. proposed. **Attorney:** James Berube, Esquire

Attorney Berube introduced himself and stated the overall application. He stated John Buletza, PE and Thomas Lavin - Architect were also there present. Marked into evidence the application for identification as A-1 and the prints from Mr. Buletza as A-2. The Board Planner stated the only Variance necessary is a minimal variance for lot area. 22,500 sq. ft. required 21,696 presented. The



tables should be amended on the plans to comply with the current Ordinance requirements, which they did, basically there is only 1 Variance. Board Engineer trench detail, sidewalk repair, sewer lateral, ejector pump – should be on the plans. The difference in Architectural plans show 2.1' between finished grade and 1<sup>st</sup> floor. Mr. Buletza was sworn in. He prepared the plans addressed in the letter from the Board Engineer and he addressed items 1 -3. Item #4 – refer to sheet labeled demo plan page 3. Since this is not major development, asking for waiver from the Board Engineer's letter.

Board Engineer wanted more info on waiver, and sheet 2 – Grading & Drainage plans shows the house is at the high point of the lot. Storm drains toward Monmouth Road in the right-of-way – post development will still drain in this manner. Board Engineer wanted to know about the roof run-off drains. Mr. Buletza will add location and service flow. Bd Engineer asked once it hits the road where does it go, and Mr. Buletza stated it goes into the storm drain system. Bd Engineer stated there is one inlet shown on Monmouth Road. If a drywell was inserted, it could cause ground water mounding relating to the basement. Supports a waiver with conditions if any drainage issues arise from the construction. Chairwoman Beale asked if there were any questions or comments from the Board, and the answer was no.

Attorney Berube brought up an issue from the Zoning Officer's report regarding the proposed driveway. Bd. Planner did not see a major concern. He stated they are making it better by moving the driveway off of Monmouth Road. Chairwoman Beale asked for the Architect to be sworn in, Thomas Lavin went over the house plans. Again, with no comments or questions from the Board or Public, a motion from Bd. Member fuller to close this portion was voiced, and Member Ashkenazi seconded. All were in favor. A motion for a positive resolution with a waiver was made by Bd. Member DeGennaro and seconded by Fuller. Roll Call: Fuller, Dellomo, Ashkenazi, DeGennaro, Leneski, Pugielli, Caramanica, Chairwoman Beale.

**Samuel Haber, 507 Staffa Street. W. Allenhurst, 07711, Block 67 Lot 8, Zone R-5**

Applicant seeks approval to demolish the existing dwelling to the foundation and reconstruct a new 2.5 story, single-family dwelling with covered porch, rear deck and a/c condensers. **Attorney:** Timothy Shea

Attorney Shea stated the reason for his client's Variance. Mr. Feldman, the Architect, was present and was sworn in by Chairwoman Beale. She then turned it over to the Board Professionals and had the Board Packet marked in. The Board Planner stated his original report had a lot of Variance and the house should be redesigned. As a result, revised plans were submitted which reduced the number of Variances required down to three. Front yard setback requires 30' proposed 22', covered porch and attached garage which is still over 11' wide that matches up with the side of covered front porch. The Master Plan recommends be relaxed for covered porches. The Board Engineer had no concerns.

Mr. Feldman came to state and show the plan that the existing structure fronts onto Staffa Street. As Planner Higgins pointed out, it created more variances. After his review letter, the house was rotated 90 degrees and fronted the house onto Myrtle Ave. which allows the house itself to meet almost all the setbacks. What doesn't comply with the 30' front yard setback is the wrap around porch that fronts onto Myrtle. Still allows ample parking and there is a functional garage 11'4" in length within 30' setback. Rear yard in compliance. The wraparound creates the variance for building coverage. The 2<sup>nd</sup> floor consisting of 4 bedrooms and loft area are in response to a high-water table which prevented a basement. Habitable attic – ½ story – guest room or maid's room, bathroom, play area.

The Board was asked if they had any questions or comments, and the answer was no. The Public was invited to ask any questions, and resident William Bowe, 506 Staffa Street, W. Allenhurst, approached and stated he was not aware there were new plans submitted. He stated the notice was not specific and wanted to confirm there was no height variance and was told no. He asked about coverage to which Board Planner stated he was 3% over, however, it was due to the porch. With no other public questions, a motion to close it was made by Bd. Member Dellomo and seconded by Caramanica. All were in favor. A move for a positive resolution was made by Fuller and seconded by Dellomo. Roll Call: Fuller, Dellomo, Ashkenazi, DeGennaro, Leneski, Pugielli, Caramanica, Chairwoman Beale.

Chairwoman Beale reminded everyone the next meeting would be on Wednesday, June 19, 2024. She then made a motion to adjourn, and Member Fuller seconded. All were in favor. The meeting was adjourned at 8:33pm.