

**Township of Ocean  
Zoning Board**



**March 21, 2024  
Minutes**

**CAUCUS SESSION:**      **TIME: 7:00 p.m.**      Second Floor Conference Room  
Deal and Monmouth Roads  
Oakhurst

**REGUALR MEETING:**      **TIME 7:30 p.m.**      Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

**MEMBERS**      John Fuller  
**PRESENT:**      Gino Dellomo  
                 Victor Ashkenazi  
                 Chris Caramanica  
                 Chairwoman Beale

**MEMBERS**      Lisa Littman  
**ABSENT:**      Jason Chmura  
                 Anthony DeGennaro  
                 Mark Leneski  
                 Anthony Pugielli

**OTHERS**      Marc Leckstein, Esquire  
**PRESENT:**      Bennet Matlack, 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 7:32pm

Attorney Leckstein announced the following cases would not be heard this evening: The 2 Billboard applications – 1700 Highway 35 and 1418 Highway 35. They will potentially be carried to May 16, 2024, and new notice will be given upon confirmation from the applicant. Also, Memo Investments, 44 Monmouth Road, Block 7 Lot 51 will be carried to April 16, 2024, at 7pm without further notice. On April 18, 2024, Solomon & Sara Chehebar, 221 Elmwood Road, and Ryan Grove and Amanda Ciemniecki, 238 Overbrook Avenue will be carried with no further notice. The Synagogue of Oakhurst Community Center, 1 Bauer Avenue is scheduled to be heard on May 7, 2024, at 7pm, and there will be new notice. Lastly, Marjorie Hamaoui, 232 Overbrook Avenue will be carried to May 16, 2024, with no further notice



**MINUTES FOR APPROVAL:**

December 15, 2022, Roll Call: Chairwoman Beale, Fuller, Ashkenazi  
January 19, 2023, Roll Call: Chairwoman Beale, Fuller,  
January 26, 2023, Roll Call: Chairwoman Beale, Ashkenazi  
February 16, 2023, Roll Call: Chairwoman Beale, Fuller, Dellomo, Ashkenazi  
March 16, 2023, Roll Call: Chairwoman Beale, Ashkenazi, Fuller, Dellomo  
April 20, 2023, Roll Call: Chairwoman Beale, Ashkenazi, Fuller, Dellomo  
May 18, 2023, Roll Call: Chairwoman Beale, Ashkenazi, Fuller, Dellomo  
February 15, 2024 Roll Call: Chairwoman Beale, Ashkenazi, Caramanica

Attorney Leckstein announced for clarity the only case to be heard this evening would be 7 Oakwood Avenue. He proceeded to ensure the only people remaining was for this application, however, a resident wanted to ask about a garage sale and what, if anything, was happening with it. The resident also wanted to state West Lincoln Avenue between Whalepond and Monmouth that there should be no parking on that street. Attorney Leckstein stated he knew nothing about a yard sale. Planner Higgins stated they should go to the Council meeting for more information regarding a yard sale.

Resolutions for Memorialization from February 15, 2024 – Chairwoman Beale moved to approve 801 Darlene Avenue, Ocean, Block 138 Lot 89, R1- Zone ad Denied - 257 Dixon Avenue, Block 9 Lot 46, R-4 Zone, moved for approval. It was seconded by Caramanica. Roll Call: Ashkenazi, Caramanica, Chairwoman Beale. Ineligible: Fuller, Dellomo

The following Resolutions were Memorialized from February 29, 2024 - 1 Park Place, Ocean, Block 140.13 Lot 3, R-4 Zone, 1308 Franklin Parkway, Ocean, Block 104 lot 21 R-4 Zone, 713 Asbury Avenue, Ocean, Block 140.17 Lot 11, T-1 Zone, 900 Roseld Avenue, Ocean, Block 138 Lot 52.01, R-4 Zone, 248 Howard Avenue, Elberon, Block 9.01 Lot 7 R-4 Zone, 245 Delaware Avenue, Oakhurst, Block 27 Lot 109, R-4 Zone. Chairwoman Beale offered to approve the Resolutions and Member Ashkenazi seconded. Roll Call: Ashkenazi, Caramanica, Chairwoman Beale.





**NEW CASE:**

**Kenneth Tawil, 7 Oakwood Avenue, Oakhurst 07755, Block 12.07 Lot 5, Zone R-4**

Applicant is requesting approval for an addition to the existing 2-story dwelling. Improvements to driveway, removal of the front porch, relocate air conditioner to the roof. Minimum side yard setback – 10' required, 2' exists, 2' proposed. Minimum rear yard setback – 30' required, 29' exists, 29' proposed. Attorney Leckstein marked in the Exhibits. Mr. Tawil was sworn in by Chairwoman Beale. Planner Higgins was called on for his report and stated the applicant is going straight up and squaring it off. He does not have a problem and believes it makes sense what he want to do. Engineer Matlack stated he does not have any Engineering concerns. Mr. Tawil was asked to explain his application and the need for it. He went on to state the house, right now, is a one-floor ranch with 2 bedrooms. The family is big and tall and do not fit. The family discussed putting on a 2<sup>nd</sup> floor and asking for the Variance we would have to go 10 foot in and there would not be enough room for a staircase and get enough bedrooms. Planner Higgins stated the garage would be removed, and the applicant agreed. There were no questions from the Board or the Public, and the Chairwoman Beale made a motion to close the Public portion and was seconded by Member Ashkenazi. All were in favor. A motion for a positive resolution was offered by Member Dellomo and seconded by Member Fuller. Roll Call: Fuller, Dellomo, Ashkenazi, Caramanica, 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 8:55pm

Respectfully submitted,  
Claire Vilanova