

**Township of Ocean
Board of Adjustment**



**Regular Meeting Agenda
November 24, 2025**

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: Chairman John Fuller, Vice-Chairman DeGennaro, Mrs. Beale, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. Lenesi, Mr. Caramanica, and Mr. Pugielli.

OTHERS

PRESENT: Board Attorney Marc Leckstein, Board Planner James Higgins, Board Engineer Bennett Matlack, Colleen Mayer, Planning Administrator and Board Secretary Nicole Acri

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.

RESOLUTIONS TO BE MEMORIALIZATION:

Sam Gabbay 8 Monmouth Road Block 5 Lot 35

Irene Shor 30 Northwoods Drive Block 35.02 Lot 6 in the R-1 Zone

The Following case are being carried to the December meeting and will notice for said meeting:
Steven and Jo Dwek, 2 Dwight Drive block 40.01 Lot 17 in the R-3 Zone

The Following case are being carried to the February meeting and will notice for said meeting
Michael Roshanzamir 130 Roseld Avenue Block 55 Lot 3 in the R-2 Zone February

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Seeking Administrative approval for changes from approval:

Michael Celler and Vera Esses 324 Roosevelt Avenue Block 22 Lot 7 in the R-4 Zone.

Applicants are seeking approval for changes from the approval received on March 20, 2025

Old Business:

Two Texas Avenue, LLC., 219 Lewis Street Block 17 Lots 26 and 44 in the R-4 Zone

Attorney: Jeffery Donner, Esq.

55 WPR Holdings, LLC., 55 Wanamassa Point Road Block 113 Lot 35 in the R-6 Zone

Attorney: Mark R. Aikins, Esq.

New Business:

Kenneth Tawil 7 Oakwood Avenue Block 12.07 Lot 5 in the R-4 Zone is seeking permission to amended previous approval received May 16, 2024 to construct a front addition, covered porch, expand rear addition, and 10' x 20' shed. Minimum front yard setback required is 30 feet where 24.2 feet exists, 23.18 feet to front addition and 20.18 feet to covered porch is being proposed. Minimum side yard setback required is 10 feet , where 3.59 feet exists, and is being proposed. Minimum required rear yard setback is 39 feet where 29,12 feet exists and being proposed. Accessory buildings over 150 square feet must maintain required principal setbacks which is 10 feet side yard setback is required where 5 feet is being proposed and 30 foot rear yard setback is required where 5 feet is being proposed.

Township of Ocean Fire District #2 2001 Sunset Avenue Block 114 Lots 1-3, and 12 in the C-1 and R-6 Zone seeking permission for the expansion of the exiting emergency services building and modifications of the site layouts of the emergency services building site and the adjacent municipal parking lot. Minimum rear yard setback required is 30 feet in each of the zones, where the existing setback is 30 feet and the proposed is 8 feet to the building and 1.5 feet to the stairs. The maximum building height for any principal structure in the C-1 zone is 35 feet and maximum building height in the r-6 is 30 feet where the existing building height is 23 feet and 38 feet is being propose.

Attorney: Richard M. Braslow, Esq.

Congregation Magen David of West Deal, Inc., 395 Deal Road Block 25 Lot 33 in the R-2 Zone is seeking permission to construct additions to the existing house of worship. The proposed addition will include two (2) storage areas, two (2) kitchens, breakfast room, vestibule with coat room and valet, and an extension of an existing patio, with a retractable trellis above, renovating the basement storage space into a classroom, widening the eastern driveway entrance extending from Deal Road, lighting and landscaping improvements. This use is a conditionally permitted use in the zone. Minimum side yard setback required is 50 feet where 43,7 feet exists and is extended approximately 16 feet to north.

Attorney: Jennifer S. Krimko, Esq.

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David and Lauri Dorfman and Deal Oaks, LLC 415 West Lincoln Avenue Block 26.08 and Lot 18 in the R-3 Zone is seeking permission to demo existing one story single family dwelling and construct a new 2 ½ single family residence with covered front and rear porches, egress window well, and AC condenser as well as an inground pool with equipment and pool code fence. Minimum lot side required is 18,750 square feet where 4,834 square feet exists. Minimum lot width required is 125 feet where 50.38 feet exists and is being proposed. Minimum lot depth required is 125 feet where 92 feet exists and being proposed. Minimum front yard setback required is 45 feet where 22.23 feet to front porch, 27 feet to dwelling is being proposed. Minimum side yard setback required is 10 feet where 6.15 feet and 9.75 feet are being proposed. Minimum both side yards combined setback required is 30 feet where 15.9 feet is proposed. Minimum rear yard setback required is 40 feet where 23.97 feet to dwelling and coverage porch is proposed. Maximum building coverage is 25% of total lot (1,209 square feet) is permitted, where 25.5% (1,230 square feet) is proposed. Accessory structures must maintain required 45 foot front yard setback and 10 foot side and rear yard setbacks where 27 foot front and 3 foot side to ac condenser, 2 feet side to egress window well, 6 foot one, 7 foot other side, 7 foot rear setbacks to pool, 4 foot side and 7 foot rear to pool equipment is proposed. Maximum driveway width within the front yard is 20 feet where 27.5 is being proposed. NOTE; Plans should include a breakdown of both building and impervious coverage for all structures shown on plans.
Attorney: Jennifer Krimko, Esq.

Executive Session – If necessary

Miscellaneous

Adjournment