



**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:** Chairwoman Shawanda Beale, Vice Chairman John Fuller, Mr. Dellomo, Ms. Littman, Mr. Ashkenazi, Mr. Chmura, Mr. DeGennaro, Mr. Leneki, Mr. Caramanica, and Mr. Pugielli.

**OTHERS**

**PRESENT:**    Board Attorney Marc Leckstein, Board Planner James Higgins,  
                         Board Engineer Bennett Matlack, Colleen Mayer, Planning Administrator  
                         and Claire Vilanova, Board Secretary

**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 FOR MEMORIALIZATION:**

Salim 55, LLC, Block 12.07 Lot 1, 3 Oakwood Ave., Oakhurst  
Susan Padva & Jill Salvino, Block 1401.10 Lot 11, 318 Parkview Ave., Ocean  
Jerry Garifine, Block 202 Lot 9, 1219 Allaire Ave., Ocean

**RESOLUTION FOR MEMORIALIZATION FOR DENIAL OF BULK VARIANCE:**

Abraham & Margaret Mosseri, Block 76 Lot 2, 491 So. Edgemere Drive., West. Allenhurst,  
in the Zone R-5

**CASES CARRIED TO FEBRUARY 20, 2025, NEEDING TO RE-NOTICE:**

IAAT Services, LLC, 1418 Highway 35, Oakhurst, 07755, in the Zone 0-1/40  
IAAT Services, LLC, 922 Highway 35, Ocean, 07712, in the Zone C-5

**SPECIAL MEETING ON MONDAY JANUARY 27, 2025 AT 7:15 PM**

First French Speaking Baptist Church, Block 38 Lots 71 & 72, 2795-2797 Asbury Avenue  
Ocean, in the R-2 zone.

**NEW CASES:**

**Terry Sonterre, Block 120 Lot 6, 1410 Woodlock Avenue Ocean in the Zone R-6.**

Applicant seeks approval to construct and enlarge an existing covered front porch, as well as, covert the detached garage (accessory building) to recreational space. Minimum front yard setback required is 30 feet where 8.7 feet to covered porch and 5.4 feet to steps exists. Where 8.7 feet' to covered porch expansion and 5 feet to steps are being proposed. Maximum required lot coverage of building is 25% of total lot area which is 1250 square feet. Where 1269.2 square foot (25.4%) is proposed. Accessory buildings (detached garage) over 150 square feet and over 10 feet in height must maintain the principal setbacks for that zone. 30 foot rear yard setback is required, where 17.5 feet to detached garage exist and is proposed.

**Idan Choresch, 150 Ampere Avenue, Oakhurst, 07755 Block 25.02 Lot 4, , Zone R-4.**

**Note: the rear yard of property fronts on Idlewood Avenue.**

**Attorney: David Esses, Esquire**

Applicant is seeking approval to construct new two story single family dwelling with inground pool, patio, pool compliant fence, walkway and relocate paved driveway. Applicant received approval to construct additions to an existing dwelling. However, during construction, it was discovered that the property has a 20 foot wide drainage easement that was not shown on plans which resulted in the existing dwelling to be demoed down to the foundation. Applicant is seeking to keep dwelling currently under construction. Applicant received zoning approval to install a conforming inground pool, patio and pool compliant fence, as a result of the drainage easement the plans had to be amended (location shift) which now requires variances.

Section 21-26.2a1a - Minimum lot area required is 10, 000 square feet where the exiting and proposed is 9,925 square feet. Section 21-26.a1b – Minimum lot width required is 90 feet where existing and proposed is 80 feet. Section 21-26.2a1c – Minimum lot depth required is 100 feet where the exiting lot depth for technical reasons is zero feet. The ordinance requires that every lot have a rear lot line, so that one of the two (2) “side” lot lines would be the “rear” lot line.

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***150 Ampere Avenue Oakhurst, Block 25.02 Lot 4 continued:***

The definition of “lot depth” is the shortest horizontal distance between the street line and the rear lot line, and the “rear” lot line intersects the street line, the depth is zero. Section 21-26.2b requires accessory structures other than buildings must maintain the required 30 foot front yard setback and 10 foot side and rear yard setback. The Idlewood Avenue frontage proposed 13.8 feet front setback to the pool surround, a 15 foot front setback to the pool equipment and 16.8 feet front setback to the waters edge.

**197 Delaware, LLC, 197 Delaware Avenue, Block 25.15 Lot 65, Oakhurst in the Zone R-4 zone.**

**Attorney: Jennifer Krimko, Esquire**

Applicant seeks approval to demolish the existing residence and construct a new single-family residence along with an inground pool with patio, pergola, and retaining wall. Minimum lot size required is 10,000 sq. ft. where 8,000 sq. ft. exists. Minimum lot width required is 90 feet where 80 feet exists. Minimum both side yards combined setback required is 25 feet where 24.67 feet is proposed. Maximum change in grade permitted is less than 2 feet, where greater than 2 feet change is proposed.

**Perry Nazon, Block 140.17 Lot 11, 713 Asbury Avenue, Ocean in the Zone T-1.**

**Note property is a corner lot (Asbury Avenue and Overbrook Avenue).**

Applicant is seeking approval to keep two (2) air conditioning condensers and a front walkway that were installed not in accordance with zoning approval received. Accessory structures (air conditioning condensers) must maintain required 30 foot front yard setback and 10 foot side & rear yard setbacks. The two (2) air conditioning condensers were installed at 26.1 feet (Asbury Avenue) in the front yard. The proposed 4.9 foot wide walkway (Overbrook Avenue) was installed with zero (0) setback (on property line). Note: Existing deck and rear balcony were constructed without zoning approval and without construction permits. Zoning has since been approved for the deck and rear balcony as the placement of deck and rear balcony conforms to the bulk zoning requirements.

Executive Session – if necessary

Miscellaneous –

Adjournment -