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. Leneski, Mr. Caramanica, and Mr. Pugielli.

OTHERS PRESENT: Board Attorney Mark Steinberg, Board Planner James Higgins, Board Engineer Bennett Matlack, and 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.

Old Business:
Wayne G. and Anastasia Marcy 1902 South Wanamassa Drive Block 132 Lot 7 in the R-5 Zone

RESOLUTIONS TO BE MEMORIALIZATION:

Julia Valente, 1405 Vina Avenue Block 114 Lot 11 in the R-6 zone
Alexander and Yael Port 255 Perrine Avenue Block 9.02 Lot 1 in the R-4 Zone

Township of Ocean
Board of Adjustment

Regular Meeting Agenda
June 18, 2025
Amended
Page 2 of 3

MINUTES:
July 18, 2024

Applicant is requesting to be carried to the July 17, 2025 meeting. Notice was defective for timely publication and is requesting not to re-notice.
Wendy Purcell 1301 Woodlock Avenue Block d126 Lot 9 in the R-4 Zone (corner property) is seeking permission to construct an uncovered expansion of the front porch, facing Woodlock Avenue. Minimum front yard setback is 30' where 25.7' to South Wanamassa Drive and 13.9' to Woodlock Avenue.

New Business:

144 Monmouth Road LLC., 144 Monmouth Road Block 25.25 Lot 33 in the R-4 Zone.
Attorney: Christopher K. Koutsouris, Esq.
Applicant is seeking permission to construct a dormer to raise the sloped roof on the second story facing the rear yard. Minimum single side yard setback is 10 feet where the existing setback to the dwelling is 6.8 feet. The proposed setback to one side of the dormer is a vertical extension of the existing setback, and does not reduce it. Minimum both side yards combined setback is 25 feet where the existing combined setback is 17 feet and the proposed combined setback is also 17 feet.

220 Chatham Avenue LLC, 220 Chatham Avenue Block 25.13 Lot 8 in the R-4 Zone
Attorney: Jennifer Krimko, Esq.
Applicant is seeking permission to continue construction of a second story addition. Minimum front yard setback required is 30 feet where the existing is 22 feet and the proposed setback to the 2nd floor addition is 22 feet. The minimum single side yard setback is 10 feet where the exiting setback to the 1st floor is 1.7 feet and the proposed to the 2nd floor is 1.7feet. The minimum both side yards combined setback required is 25 feet where as the existing combined setback is 14.5 feet and the proposed combine setback to the 2nd floor addition, including the existing 1 story section of the house that is not being vertically extended, is also 14.5 feet. *Note: Plans do not indicate any proposed air conditioning condenser(s).*

Executive Session – If necessary

Miscellaneous

Adjournment