



CAUCUS SESSION: TIME: 7:15 P.M.
PLACE: Second Floor Conference Room
Municipal Building
Deal and Monmouth Roads

REGULAR MEETING: TIME: 7:30 P.M.
PLACE: Public Meeting Room, Municipal Building
Deal and Monmouth Roads, Oakhurst

CALL TO ORDER

ROLL CALL: Madame Chair Shawanda Beale, Board Members: John Fuller, Gino Dellomo, Gitta Kaplan, Jason Chmura, Victor Ashkenazi, Anthony Pugielli, Anthony DeGennaro, Mark Leneski, Lisa Littman, Chris Caramanica

SALUTE TO FLAG

CHAIRMAN'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 on July 21, 2023.

EMERGENCY NOTICE: There is an emergency exit through the courtroom doors and two exits at the rear of the room.

NO SMOKING

BOARD POLICY: No new cases will be started after 10:00 P.M. and no new testimony taken after 10:30 P.M. In addition, the applicant will be limited to forty-five 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 telephones must be turned off, or if you need to make a call, please make your call outside the meeting room.



RESOLUTION MEMORIALIZATION

Taetsch, Jason

Block 180 Lots 1 &2
1900 Sunset Ave.
Ocean
Bulk Variance Approval

Koutsoubos, Antonios

Block 38 Lot 95
4 William Lane
Ocean
Variance Approval

Gawreluk, Keith

Block 129 Lot 22
1313 Garven Ave.
Ocean
Bulk Variance Approval

CASES CARRIED TO December 21, 2023 to be held in the Public Meeting Room,
Municipal Building Deal and Monmouth Roads, Oakhurst

Ashkenazie

Block 11.01 Lot 3
1036 Norwood Avenue
Ocean

Memo Investments, LLC

Block 7 Lot 51
44 Monmouth Road
Oakhurst

MINUTES FOR APPROVAL:

December 15, 2022
January 26, 2023

CARRIED CASES:

1. **Abady, Solomon**
Block 63 Lot 7
511 Monmouth Rd.
W. Allenhurst
R-5
Applicant seeks approval to construct a 2nd Story addition w/ covered front porch, uncovered side porch and circular driveway. This lot does not meet the required lot depth nor does it meet the required front yard setbacks on both Monmouth Rd & Myrtle Ave and the rear yard setback.
2. **Mishan, Isaac & Michelle**
Block 8.01 Lot 20
5 Tulip Ct.
Oakhurst
R-1
Applicant seeks approval to construct a detached cabana within the rear yard setback. The proposed inground pool is conforming. Minimum rear yard setback for accessory building exceeding 150 sq. ft. in area – minimum setback requirements of the principal building; or 40' rear yard setback required. 13' proposed

Attorney - Jennifer S. Krimko, Esquire



3. **Dolbrus, Tamara**
Block 33.23 Lot 2
1901 Waverly St.
Oakhurst
R-4

Applicant seeks approval to keep the existing inground pool patio, pool equipment and fire pit within the required front, side and rear yard setbacks that were constructed in Violation of the Zoning approval.

New Cases

4. **Fallas Family Trust**
Block 60 Lot 13
800 Monmouth Rd.
Ocean
R-4

Applicant proposes to construct an addition to the existing 2nd floor. The property does not meet the required lot depth. The dwelling is pre-existing, nonconforming in that it does not meet the required rear yard setback. Minimum rear yard setback – 30' requires, 26.3" exists, 26.3" proposed. Although existing dwelling is nonconforming in that it violates required rear yard setback, the proposed addition further extends the Violation.

Attorney – Thomas J. Hirsch, Esquire

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5. **Savdie, Joseph & Sharon**
Block 61.06 Lot 15
517 Palmer Ave.
W. Allenhurst
R-5

Applicant seeks approval to partially convert an existing detached garage into a cabana. Accessory buildings over 150 sq. ft. cannot exceed 15' in height and must maintain the required 15% of lot width (or 11.25') side setback & 30' rear setback. 19.5' height exists, 19.5' height proposed. 2.7' side exists, 2.7' side proposed. 3' rear exists, 3' rear proposed. The detached garage is pre-existing nonconforming in that it exceeds the maximum height and does not meet the required side and rear yard setbacks. No building or structure or part thereof shall hereinafter be erected, structurally altered, enlarged, or rebuilt except in conformity.

Attorney – Robert D. Farber, Esquire