

ZONING BOARD AGENDA – JANUARY 26, 2026
MEETING TIME: 7:00 PM
MAIN MEETING ROOM

1. OPENING STATEMENT

2. ROLL CALL

MR. COLE DARGAN

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. ROBERTA SHERIDAN

MR. ANDREW BANE

Seat III

Alternate I

MRS. CATHERINE ROGERS

VACANT

Seat IV

Alternate II

MR. STEVEN SHANKER

VACANT

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RE-ORGANIZATION OF THE BOARD

- Election of the Chairman
- Election of the Vice Chairman
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Conflict Board Engineer
- Appointment of Board Secretary

5. RESOLUTIONS

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

6. APPROVAL OF MINUTES

December 8, 2025

7. ADMINISTRATIVE MATTERS

None

8. OLD BUSINESS

- 8.I. #2024-035 – John Bologna, 7 Karyn Terrace East, Block 574, Lot 9, Located In The R-22 Zone.

The applicant is seeking Maximum Lot Coverage Variance, Minimum Accessory Structure Side Yard Setback (Shed), Minimum Accessory Structure Rear Yard Setback (Shed), Minimum Accessory Structure Rear Yard Setback (Gazebo), and Solid Fence exceeding height restrictions street side yard.

- 8.II. #2025-015 – Ahmed & Rebecca Sourour, 435 Navesink River Road, Block 983, Lot 3, Located In The R-220 Zone.

The applicant is seeking Use D Variance for Maximum Floor Area Ratio (FAR), Maximum Lot Coverage, Minimum Side Yard Setback (Cabana), Minimum Street Side Yard Setback (Cabana), and Minimum Accessory Rear Yard Setback (Cabana), to construct an addition to the principal dwelling, along with two proposed cabanas, a proposed pool and various patio improvements.

Documents:

[E24-00547 PLOT PLAN REV 3.1 \(SIGNED\).PDF](#)
[2026.01.02 - SOUROUR RESIDENCE - VARIANCE REVISIONS - 24 X 36.PDF](#)
[SOUROUR VARIANCE REVISIONS SUMMARY - 01.02.26.PDF](#)
[TECH MEMO 011526 2ND REVIEW.PDF](#)

- 8.III. #2025-025 – Motorcycle Mall Realty, 656 Highway 35, Block 869, Lot 109.01, Located In The B-3 Zone.

The applicant is seeking Bulk “C” Variance to install nine (9) building façade signs where one (1) façade sign is permitted (and exists).

9. NEW BUSINESS

- 9.I. #2025-019 – Pamela Ross, 6 Benton Avenue, Block 375, Lot 24, Located In The R-15 Zone.

The applicant is seeking Lot Coverage Variance, a Use Variance for Building Height, and Bulk Variances for Minimum Front Yard Setback and Number of Stories.

Documents:

[TECH MEMO 011526 2ND REVIEW.PDF](#)
[ARCHITECTURAL PLAN 6 BENTON.PDF](#)
[SURVEY.PDF](#)

- 9.II. #2025-028 – Paul Millman, 108 Hartshorne Road, Block 786, Lot 7, Located In The R-110 Zone.

The applicant is seeking Bulk “C” Variances.

Documents:

ARCHITECTURAL PLANS DATED 6.12.25.PDF
PLOT PLAN DATED 8.27.25.PDF
SURVEY.PDF
TECH MEMO.PDF

- 9.III. #2025-030 – Jennifer & Alexander Rossano, 20 Park Way, Block 779.02, Lot 48.01,
Located In The R-45 Zone.

The applicant is seeking Bulk “C” Variances.

Documents:

20 PARK WAY VARIANCE AND STEEP SLOPE PLAN.PDF
20 PARK WAY DECK AND PATIO PLANS.PDF
TECH MEMO.PDF
2025 20 PARK WAY TECH 1 HODER.PDF

10. EXECUTIVE SESSION

If Necessary

11. ADJOURNMENT