A. SALUTE TO THE FLAG

B. ROLL CALL, DECLARATION OF QUORUM

C. SUNSHINE ACT STATEMENT: This meeting was advertised in the Asbury Park Press, and posted on the Township’s bulletin board as required by the “Open Public Meeting Act.”

D. Please be advised that there is to be NO SMOKING in this building in accordance with New Jersey Legislation.

E. OLD/NEW BUSINESS:

F. AGENDA:

1. SWITAJ ________________________________________ BOA#11-5365
   Variance(s) requested: A variance to permit a 6’ solid fence between the building line and the public street right of way.

   Project: To permit a 6’ vinyl fence along the frontage on Eagle Avenue.

   Block: 1407 Lot: 8.02

   Address: 2 Conor Ct. Zone: R-100 Residential Zone

   Denial Reads: Applicant proposes to install a 6’ fence between a public street and a building line. Ordinance #11-5.2(a)(1) limits the height of fences to 48” between the building line and the street right of way.
2. **R.C.T. POLICIES, FLP**

   **BOA#11-5352**

   Variance(s) requested: Use Variance to permit the sale of used automobiles and other types of used vehicles. Additional variances required not requested at this time.

   Project: To allow sales of used automobiles and other types of used vehicles (existing use in violation).

   Block: 1014
   Lot: 17

   Address: 978 Route 9
   Zone: RHB – Rural Highway Business zone

   Denial Reads: Sales of used automobiles and other types of used vehicles is not a permitted use in the RHB Zone.

3. **FOREST HILLS, 5, LLC**

   **BOA #11-5354**

   Variance(s) requested: Lot area, to allow 11,617 SF where 15,000 SF is Required.

   Project: Construct a new single family home.

   Block: 234
   Lot: 5 & 6

   Address: Kent Place
   Zone: R-150 Residential Zone

   Denial Reads: The applicant proposes to construct a new single family dwelling on an 11,617 square foot lot, where 15,000 square foot is required. It appears that the applicant requires one variance, for lot area.

G. **RESOLUTIONS TO BE ADOPTED.**

H. **APPROVAL OF MEETING MINUTES.**

I. **ADJOURNMENT:** Next regular meeting of the Board of Adjustment will be on September 14, 2011 at 7:00 PM.