BOROUGH OF DEAL

PLANNING BOARD MINUTES

January 27, 2026

The regular meeting of the Planning Board/Board of Adjustment of the Borough of Deal was called to order by Richard Cummings at 7:30 pm. FOLLOWING THE SALUTE TO THE FLAG, Ms. Barrett, read the following sunshine law, in conjunction with the "Open Public Meeting Law", p.l. 1975 C231, the notice required by this statute has been satisfied as per a resolution passed on December 18, 2025 at 7:30 P.M. at regular meeting of the Planning Board, Borough of Deal, Monmouth County, New Jersey. This meeting is a judicial proceeding. Any questions or comments must be limited to the issues of what this Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

ROLL CALL

Present: Richard Cummings, Mayor Sam Cohen, Commissioner Simhon, Joseph Cohen, Mrs. Jannarone, Mr. Antebi, Ms. Tawill

Absent: Mrs. Jannarone, Mandy Cohen, Nicole Cohen, Mr. Dweck, Ms. Nitka, Mr. Setton

MINUTES

A motion was made to approve the minutes of the November 25, 2025 Regular Planning Board Meeting.

MOVED BY: Joseph Cohen SECONDED BY: Mr. Cummings

By voice vote the November 26, 2025 Minutes were approved with Mayor Cohen and Ms. Tawil abstaining from the vote.

CORRESPONDENCE: None

RESOLUTIONS:

#1-27-2026 (1) Elect Richard Cummings as 2026 Chairman of the Planning Board.

MOVED BY: Commission Simhon SECONDED BY: Mr. Antebi

By voice vote Resolution was approved with Mr. Cummings abstaining from the vote.

#1-27-2026 (2) Elect Joseph Cohen as 2026 Vice Chairman of the Planning Board.

MOVED BY: Commissioner Simhon SECONDED BY: Mrs. Jannarone

By voice vote Resolution was approved with Joseph Cohen abstaining from the vote.

#1-27-2026 (3) Appointing Kelly Barrett as the 2026 Planning Board Secretary

MOVED BY: Commssioner Simhon SECONDED BY: Mrs. Jannarone

#1-27-2026 (4) Appointing Eric Anderson, Esquire as the 2026 Planning Board Attorney

MOVED BY: Mrs. Jannarone SECONDED BY: Mayor Cohen

By voice vote Resolution was approved.

#1-27-2026 (5) Appointing Leon S. Avakian as 2026 Planning Board Engineer

MOVED BY: Commission Simhon SECONDED BY: Mrs. Jannarone

By voice vote Resolution was approved.

#1-27-2026 (6) Establishing The Asbury Park Press and The Coaster as the official newspapers

MOVED BY: Mrs. Jannarone SECONDED BY: Chairman Cummings

ANNOUNCEMENTS:

The application for property located at **8 Neptune Avenue – Chera** will not heard this evening. The application will be **carried to Monday, March 2, 2026 In-Person Planning Board Meeting** at 7:30 pm no further notice is required.

APPLICATIONS:

26 Wallace Road (Tawil) Continued from 11/25/2025

The Board is in receipt of the following additional exhibits: B-2 Engineering Review letter dated 1/16/2026.

Jennifer S. Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant refreshed the board on the bifurcated application. Ms. Krimko submitted A-9 Plot Plan revised through 1/13/2026; A-10 Architectural Plans revised through 1/12/2026; A-11 Color Rendered Plot Plan Aerial dated 1/27/2026.

Ms. Krimko stated the subject property is on the corner of Wallace Road and Ocean Avenue. The proposal has been revised since the last hearing. Ms. Krimko explained a comparison from the original submission to the revised proposal. The pool was originally proposed as 14' by 30' and is no proposed at 11' by 18'. It was original setback was approximately 15 feet has been increased to 20.21 feet. The initial impervious coverage variance was approximately 42 or 43 percent and now fully complies. No variance is necessary. Ms. Krimko stated 442 square feet of patio has been removed and the pool is closer to the house. The pool equipment will be located under the stairs.

Ms. Krimko recalled Patrick Ward, project engineer and planner, was recalled and remains under Oath. Mr. Ward explained the revised setbacks. The property is buffered by tall evergreens along the south and west property lines. Commissioner Simhon inquired if possibly reducing the pool width and increasing the length could benefit the applicant.

Ms. Krimko introduced Michael Tawil, the property owner. Mr. Tawil was sworn in. And explained his preference for the 11-foot width anything less would be nonfunctional. Ms. Krimko advised the three-foot walkway between the pool and the house provides safe access.

Chairman Cummings opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Chairman Cummings asked the pleasure of the Board. Commissioner Simhon made a motion to approve the application as presented: Seconded by Joseph Cohen.

Roll call vote:

Ayes: Chairman Cummings, Mr. Antebi, Mrs. Jannarone, Joseph Cohen, Commissioner Simhon

Nays: None

Abstain: Mayor Cohen, Ms. Tawil

There being no further business before the Board Motion was made and Seconded to adjourn at approximately 7:50 pm.

The February 24, 2026 PB Meeting is adjourned.

The next regularly scheduled meeting will be held IN-PERSON on March 2, 2026 at 7:30 pm.

Respectfully submitted,

Michele A. MacPherson

State Shorthand Reporting Services, Inc.