

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**JANUARY 16, 2019**

**6:00 p.m.**

- 1) **MEETING CALLED TO ORDER**
- 2) **FLAG SALUTE**
- 3) **CHAIRMAN'S STATEMENT - N.J. OPEN PUBLIC MEETINGS ACT**
- 4) **ROLL CALL AND DECLARATION OF QUORUM**

PAUL WNEK _____	THOMAS GROUSS _____
ROBERT STONE _____	JOHN SOLLY _____
LAURIE HURYK _____	TODD LUTTMAN _____
DAVID CICOZZI _____	ANNE HAMMILL-PASQUA _____
HEATHER BARONE _____	

JACK REUTHER (ALTERNATE NO. 1) \_\_\_\_\_  
ROBERT ROWE (ALTERNATE NO. 2) \_\_\_\_\_

- 5) **REORGANIZATION:**
  - A. **ELECTION OF OFFICERS**  
  
CHAIRMAN -  
VICE CHAIRMAN -  
SECRETARY -  
ASSISTANT SECRETARY -
  - B. **APPOINTMENT OF BOARD PROFESSIONALS FOR SERVICES FOR THE 2019 CALENDAR YEAR**
    - 1. PLANNING BOARD ATTORNEY
    - 2. CONFLICT PLANNING BOARD ATTORNEY
    - 3. PLANNING BOARD ENGINEER
    - 4. PLANNING BOARD COURT REPORTER
    - 5. PLANNING BOARD PLANNER
    - 6. CONFLICT PLANNING BOARD PLANNER
    - 7. ASSISTANT PLANNING BOARD PLANNER

**6) ADOPT MEETING MINUTES**

OCTOBER 3, 2018  
OCTOBER 17, 2018  
OCTOBER 22, 2018

**7) APPROVE PURCHASE ORDERS FOR PAYMENT**

**A. ESCROW BILLING – BOARD PROFESSIONALS**

- 1. DASTI, MURPHY, MCGUCKIN, ET AL – BOARD ATTORNEYS
- 2. REMINGTON & VERNICK – BOARD ENGINEERS
- 3. TOWNSHIP OF TOMS RIVER – BOARD PLANNERS

**A. GENERAL BILLING – BOARD PROFESSIONALS**

- 1. DASTI, MURPHY, MCGUCKIN, ET AL – BOARD ATTORNEYS
- 2. LINDA SULLIVAN HILL – BOARD SHORTHAND REPORTER

**B. REFUND OF ESCROW**

- 1. PO 18-7100 CAPITAL ONE, NA

**8) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**

**A) RESOLUTIONS OF APPROVAL:**

- 1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE DECEMBER 5, 2018 MEETING

COX CRO CROSSING  
 MICHAEL BECK, ESQ.  
 KENNETH SCHLATMANN, PE  
 JUNE 29, 2017 – DEEMED COMPLETE  
 DECEMBER 21, 2017 – TIME EXTENDED TO 11/30/18  
 P01-409

BLOCK 166  
 LOT 6,7,8,15 & 15.03  
 ZONE: RHB & MF-4  
 AREA: 10.28 ACRES  
 2124 LAKEWOOD RD & 15 COX CRO RD  
 MULTI FAMILY, COMMERCIAL/RETAIL

- 2. MINOR SUBDIVISION – APPROVED AT THE DECEMBER 19, 2018 MEETING

FRANK CATANIA  
 FRANK BAER, PE  
 OCTOBER 26, 2018 – DEEMED COMPLETE  
 DECEMBER 10, 2018 – TIME TO ACT BY  
 P01-571

BLOCK 794.44  
 LOT 6.02  
 ZONE: R-50  
 AREA: 10,000 SQ. FT.  
 14 POINT ROAD  
 2 LOTS

## 3. MINOR SITE PLAN – APPROVED AT THE DECEMBER 19, 2018 MEETING

FELLOWSHIP ENERGY, LLC	BLOCK 410
HARVEY YORK, ESQ.	LOT 1
DOUGLAS GRYSKO, PE	ZONE: R-200
NOVEMBER 7, 2018- DEEMED COMPLETE	AREA: 19.3 ACRES
DECEMBER 22, 2018 – TIME TO ACT BY	1674 OLD FREEHOLD ROAD/ST. LUKE'S
P01-568	SOLAR PANEL ARRAY

## 4. PRELIMINARY &amp; FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE DECEMBER 19, 2018 MEETING

JP MORGAN CHASE, NA	BLOCK 506.03
GREGORY MEESE, ESQ.	LOT 28.04
MATTHEW DEWITT, PE	ZONE: RHB
SEPTEMBER 26, 2018 – DEEMED COMPLETE	AREA: 1.008 ACRES
JANUARY 24, 2019 – TIME TO ACT BY	1095 ROUTE 37 WEST
P01-555	3,558 SQ FT BANK

## 5. MINOR SITE PLAN WITH VARIANCES – APPROVED

MCDONALD'S CORPORATION	BLOCK 609.01
SCOTT LIPPERT, ESQ.	LOT 9, 18, 21 & P/O 17 & 19
MATTHEW DEWITT, PE	ZONE: HB
OCTOBER 9, 2018 – DEEMED COMPLETE	AREA: 1.01 ACRES
FEBRUARY 6, 2019 – TIME TO ACT BY	42 ROUTE 37 E
P01-559	DRIVE THRU & PARKING

## 6. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE DECEMBER 19, 2018 MEETING

CHARLES CAPPADONA	BLOCK 724.26
JOSEPH DOCHNEY, ESQ.	LOT 12, 13 & 14
JAY PIERSON, PLS	ZONE: R-50
OCTOBER 10, 2018- DEEMED COMPLETE	AREA: 0.57 ACRES
FEBRUARY 7, 2019 – TIME TO ACT BY	2528 & 2531 HIERING RD
P01-557	2 LOTS

## 7. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE DECEMBER 19, 2018 MEETING

MUSTAFA AMER & EMAD ABDOU	BLOCK 787
MATHEW WILDER, PE	LOT 109
OCTOBER 12, 2018 – DEEMED COMPLETE	ZONE: R-90
FEBRUARY 9, 2019 – TIME TO ACT BY	AREA: 21,344 SQ FT
P01-560	513 PARKWOOD AVE
	2 LOTS

**9) VARIOUS APPLICATIONS:**

<b>APPLICANT</b>	<b>BLOCK(S)</b>
<b>DEVELOPMENT</b>	<b>LOT(S)</b>
<b>ENGINEER</b>	<b>ZONE</b>
<b>ATTORNEY</b>	<b>LOCATION</b>
<b>DATE OF COMPLETION</b>	<b>NEAREST CROSS STREET</b>
<b>DATE OF EXPIRATION</b>	<b>AREA</b>
<b>ESCROW ACCT. NO. (IF ANY)</b>	<b>USE/NO. OF LOTS</b>

1. MINOR SUBDIVISION – CARRIED FROM THE DECEMBER 5, 2018 MEETING – NO TESTIMONY HEARD – PUBLIC NOTICE NOT REQUIRED

INTEGRITY HOLDINGS, LLC	BLOCK 364.04
BEN MONTENEGRO, ESQ.	LOT 87
MATHEW WILDER, PE	ZONE: R-150
OCTOBER 26, 2018 – DEEMED COMPLETE	AREA: 34,027 SQ. FT.
DECEMBER 10, 2018 – TIME TO ACT BY	164 SUNSET AVE.
P01-570	2 LOTS

2. PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED

TEB MANAGEMENT	BLOCK 173
STEPHAN LEONE, ESQ.	LOT 6
STUART CHALLONER, PE	ZONE: RHB
OCTOBER 22, 2018 – DEEMED COMPLETE	AREA: 3.1 ACRES
DECEMBER 6, 2018 – TIME EXTENDED	5239 LAKEWOOD ROAD
P01-563	15,000 SQ FT AUTO REPAIR FACILITY

3. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

BERKELEY DEVELOPMENT GROUP	BLOCK 135.01
DINA VICARI, ESQ.	LOT 7
MATHEW WILDER, PE	ZONE: MF-4
P01-365	AREA: 5.092 ACRES
	2250 MASSACHUSETTS AVE.
	35 MULTI-FAMILY UNITS

4. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

FRANK SADEGHI	BLOCK 807
MATHEW WILDER, PE	LOT 16 & 17
NOVEMBER 1, 2018 – DEEMED COMPLETE	ZONE: R-40A
MARCH 1, 2019 – TIME TO ACT BY	AREA: 18,400 SQ FT
P01-569	234 ANTHONY AVE.
	2 LOTS

5. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

PATRICIA POLHEMUS  
BRIAN MURPHY, PE  
NOVEMBER 5, 2018 – DEEMED COMPLETE  
MARCH 5, 2019- TIME TO ACT BY  
P01-553

BLOCK 655.03  
LOT 6 – 12  
ZONE: R-50  
AREA: 25,683 SQ FT  
14 MELROSE DRIVE  
2 LOTS

- 6. ON REMAND – AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

SCOTT KERICO  
HARVEY YORK, ESQ.  
MILLIS LOONEY, PE  
NOVEMBER 5, 2018 – DEEMED COMPLETE  
MARCH 5, 2019 – TIME TO ACT BY  
P01-457

BLOCK 1694.99  
LOT 8, 27, 28, 34 & 35  
ZONE: R-100  
AREA: 3.47 ACRES  
CRAVEN RD & BROOKSIDE DR.  
10 LOTS

**10) PUBLIC COMMENTS**

**11) ADJOURNMENT**

**SPECIAL ACCOMMODATIONS, PLEASE CONTACT (732) 341-1000 x 8200.**

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