

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

FEBRUARY 6, 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) **ADOPT MEETING MINUTES**

- 6) **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
 - B. **GENERAL BILLING – BOARD PROFESSIONALS**
 1. DASTI, MURPHY, MCGUCKIN, ET AL – BOARD ATTORNEYS
 2. LINDA SULLIVAN HILL – BOARD SHORTHAND REPORTER
 - C. **REFUND OF ESCROW**

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

A) RESOLUTIONS OF APPROVAL:

1. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE ELECTION OF OFFICERS FOR THE YEAR 2019
2. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF THE FIRM OF REMINGTON & VERNICK AS PLANNING BOARD ENGINEERS FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019
3. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF THE LAW FIRM OF DASTI, MURPHY, MCGUCKIN, ULAKY, CHERKOS & CONNORS AS PLANNING BOARD ATTORNEY FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019
4. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF DAVID ROBERTS, PP. AS THE PLANNING BOARD PLANNER, AND ERIKA STAHL, PP., AS ASSISTANT BOARD PLANNER, FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019
5. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF LINDA SULLIVAN HILL AS PLANNING BOARD CERTIFIED SHORTHAND REPORTER FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019.
6. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF THOMAS G. GANNON, ESQ., FROM THE LAW FIRM OF HEIRING, GANNON & MCKENNA, CONFLICT COUNSEL FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019.
7. RESOLUTION OF THE TOMS RIVER TOWNSHIP PLANNING BOARD MEMORIALIZING THE APPOINTMENT OF REMINGTON & VERNICK, CONFLICT PROFESSIONAL PLANNER FOR THE PERIOD OF JANUARY 1, 2019 TO DECEMBER 31, 2019.
8. MINOR SUBDIVISION – APPROVED AT THE JANUARY 16, 2019 MEETING

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
9. PRELIMINARY & FINAL MAJOR SITE PLAN – APPROVED AT THE JANUARY 16, 2019 MEETING

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

- 10. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE JANUARY 16, 2019 MEETING

BERKELEY DEVELOPMENT GROUP
 DINA VICARI, ESQ.
 MATHEW WILDER, PE
 P01-365

BLOCK 135.01
 LOT 7
 ZONE: MF-4
 AREA: 5.092 ACRES
 2250 MASSACHUSETTS AVE.
 35 MULTI-FAMILY UNITS

- 11. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE JANUARY 16, 2019 MEETING

FRANK SADEGHI
 MATHEW WILDER, PE
 NOVEMBER 1, 2018 – DEEMED COMPLETE
 MARCH 1, 2019 – TIME TO ACT BY
 P01-569

BLOCK 807
 LOT 16 & 17
 ZONE: R-40A
 AREA: 18,400 SQ FT
 234 ANTHONY AVE.
 2 LOTS

- 12. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE JANUARY 16, 2019 MEETING

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

- 13. AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – APPROVED AT THE JANUARY 16, 2019 MEETING

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

8) RECOMMENDATION TO TOWNSHIP COUNCIL

- 1. ORDINANCE OF THE TOWNSHIP COUNCIL, AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 348 (LAND USE AND DEVELOPMENT REGULATIONS) OF THE TOWNSHIP CODE

9) DISCUSSION ITEM:

PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE DECEMBER 19, 2018

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

10) VARIOUS APPLICATIONS:

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

1. MINOR SUBDIVISION WITH VARIANCES – CARRIED FROM THE DECEMBER 5, 2018 MEETING – NO TESTIMONY HEARD – RE-NOTICE NOT REQUIRED

SUPERIOR REALTY LLC	BLOCK 921.09
MICHAEL YORK, ESQ.	LOT 6, 7, 8, & 9
KENNETH SCHLATMANN, PE	ZONE: GB
SEPTEMBER 17, 2018 – DEEMED COMPLETE	AREA: 6,941 SQ. FT.
JANUARY 15, 2019 – TIME TO ACT BY	3462 ROUTE 35 NORTH
P01-554	4 LOTS

2. MINOR SITE PLAN WITH VARIANCES – CARRIED FROM THE DECEMBER 5, 2018 MEETING – NO TESTIMONY HEARD – RE-NOTICE NOT REQUIRED

Y & A ASSOCIATES	BLOCK 507.52
HARVEY YORK, ESQ.	LOT 24
MICHAEL INTELI, PE	ZONE: HB & R 90
SEPTEMBER 7, 2018 – DEEMED COMPLETE	AREA: 2.387 ACRES
JANUARY 5, 2019 – TIME TO ACT BY	651 ROUTE 37 W
P01-535	LIGHTING & PARKING IMPROVEMENTS

3. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – CARRIED FROM THE DECEMBER 5, 2018 MEETING – NO TESTIMONY HEARD – RE-NOTICE NOT REQUIRED

OCEAN FIRST BANK, NA	BLOCK 645
HARVEY YORK, ESQ.	LOT 1, 2, 3, & 6
BRIAN MURPHY, PE	ZONE: HB
SEPTEMBER 11, 2018 – DEEMED COMPLETE	AREA: 8.74 ACRES
JANUARY 9, 2019 – TIME TO ACT BY	975 HOOPER AVE.
P01-549	79,405 SQ. FT. BUILDING EXPANSION

4. PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

R. STONE & CO.
STEPHEN LEONE, ESQ.
STUART CHALLONER, PE
OCTOBER 31, 2018 – DEEMED COMPLETE
FEBRUARY 28, 2019 – TIME TO ACT BY
P01-567

BLOCK 535.08
LOT 35
ZONE: VO & R-90
AREA: 6.81 ACRES
478 LAKEHURST ROAD
18 LOTS

12) PUBLIC COMMENTS

13) ADJOURNMENT

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

F:\PUBLIC\ENGINEERING & COMMUNITY DEVELOPMENT\PLANNING BOARD\AGENDAS\ 2018 AGENDAS\ 02 06 19 AGENDA