

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

FEBRUARY 20, 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 _____
ROBERT STONE _____
LAURIE HURYK _____
DAVID CICOZZI _____
HEATHER BARONE _____

THOMAS GROUSS _____
JOHN SOLLY _____
TODD LUTTMAN _____
ANNE HAMMILL-PASQUA _____

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

- 5) **ADOPT MEETING MINUTES**

NOVEMBER 7, 2018
DECEMBER 5, 2018
DECEMBER 19, 2018

- 6) **APPROVE PURCHASE ORDERS FOR PAYMENT**

A. ESCROW BILLING – BOARD PROFESSIONALS

1. DASTI, MURPHY, MCGUCKIN, ET AL – BOARD ATTORNEYS
2. REMINGTON & VERNICK – BOARD ENGINEERS

B. REFUND OF ESCROW

PO # 19-235 RONALD ETZEL

7) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**A) RESOLUTIONS OF APPROVAL:**

1. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE FEBRUARY 6, 2019 MEETING

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 – APPROVED AT THE FEBRUARY 6, 2019 MEETING

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 – APPROVED AT THE FEBRUARY 6, 2019 MEETING

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 MAJOR SUBDIVISION WITH VARIANCES – APPROVED AT THE FEBRUARY 6, 2019

R. STONE & CO.	BLOCK 535.08
STEPHEN LEONE, ESQ.	LOT 35
STUART CHALLONER, PE	ZONE: VO & R-90
OCTOBER 31, 2018 – DEEMED COMPLETE	AREA: 6.81 ACRES
FEBRUARY 28, 2019 – TIME TO ACT BY	478 LAKEHURST ROAD
P01-567	18 LOTS

8) BOARD ADMINISTRATIVE MATTERS

1. ADMINISTRATIVE APPROVAL – MURAL PROJECT – WASHINGTON STREET
TOMS RIVER IMPROVEMENT DISTRICT
2. ADMINISTRATIVE APPROVAL – LANDSCAPE PLAN CHANGE – CHURCH OF LATER DAY SAINTS
3. ADMINISTRATIVE APPROVAL – CONDITION OF APPROVAL CHANGE

MCDONALD’S CORPORATION
SCOTT LIPPERT, ESQ.
MATTHEW DEWITT, PE
OCTOBER 9, 2018 – DEEMED COMPLETE
FEBRUARY 6, 2019 – TIME TO ACT BY
P01-559

BLOCK 609.01
LOT 9, 18, 21 & P/O 17 &19
ZONE: HB
AREA: 1.01 ACRES
42 ROUTE 37 E
DRIVE THRU & PARKING

9) VARIOUS APPLICATIONS:

**APPLICANT
DEVELOPMENT
ENGINEER
ATTORNEY
DATE OF COMPLETION
DATE OF EXPIRATION
ESCROW ACCT. NO. (IF ANY)**

**BLOCK(S)
LOT(S)
ZONE
LOCATION
NEAREST CROSS STREET
AREA
USE/NO. OF LOTS**

1. CONDITIONAL USE – PUBLIC NOTICE REQUIRED

STEVEN EGAN
HARVEY YORK, ESQ.
JASON MARCIANO, PE
JANUARY 24, 2019 – DEEMED COMPLETE
APRIL 29, 2019 – TIME TO ACT BY
PB 19-007 P01-584

BLOCK 1053
LOT 234-236
ZONE: R-40E
AREA: 6,000 SQ FT
1728 OCEAN TERRACE
TWO FAMILY DWELLING

2. MINOR SITE PLAN – CARRIED FROM THE DECEMBER 5, 2018 MEETING – TESTIMONY HEARD –
RE-NOTICE NOT REQUIRED

OCEAN BEACH SHORES CLUB
DANIEL POPOVITCH, ESQ.
ROBERT MORRIS, PLS
APRIL 12, 2018 – DEEMED COMPLETE
AUGUST 10, 2018 – TIME TO ACT BY
P01-524

BLOCK 950.10
LOT 6
ZONE: RB-5
3118 OCEAN ROAD
BEACH ACCESS & MAINTENANCE AREA

3. MINOR SITE PLAN AND MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

TOMS RIVER YACHT CLUB
STEPHEN KOTZAS, ESQ.
JEFFERY CARR, PE
OCTOBER 2, 2018 – DEEMED COMPLETE
JANUARY 30, 2019 – TIME TO ACT BY WAIVED
P01-558

BLOCK 712 & 712.01
LOTS 622, 623, 625, ET AL
ZONE: R-50
AREA: 3.43 ACRES
1464 RIVERA ROAD
BOAT HOUSE & LOT LINE ADJUSTMENT

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

1930 LAKEWOOD ROAD, LLC
MELANIE SZUBA-APPLEBY, ESQ.
BRIAN MURPHY, PE
DECEMBER 19, 2018 – DEEMED COMPLETE
APRIL 18, 2019 – TIME TO ACT BY
P01-572

BLOCK 171
LOT 10
ZONE: LI
AREA: 3.465 ACRES
1930 LAKEWOOD ROAD
36, 960 SQ FT MULTI UNIT WAREHOUSE

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

RAPHAEL FUCHS
MELANIE SZUBA-APPLEBY, ESQ.
FRANK BAER, PE
DECEMBER 21, 2018 – DEEMED COMPLETE
APRIL 20, 2019 – TIME TO ACT BY
P01-573

BLOCK 172.04
LOT 29
ZONE: RR
AREA: 4.907 ACRES
1124 CHURCH ROAD
4 LOTS

10) PUBLIC COMMENTS

11) ADJOURNMENT

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

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