

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

FEBRUARY 21, 2019 AGENDA

REGULAR MEETING – 6:30 p.m.

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

JASON CRISPIN	_____	JOSEPH KEMPKER	_____
ART BLANK	_____	RICHARD TUTELA	_____
GUS KAKAVAS	_____	ROBERT ALSTON	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
TONY FONTANA (ALT#2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI	_____

5. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Dasti, Murphy, McGuckin, et als
6. **ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Matthew Pennisi, Block 919.09 Lot 17
7. **MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meetings of January 24, 2019.
8. **RESOLUTIONS OF APPROVAL**
9. **BOARD ACTION ON APPLICATION**
10. **PUBLIC COMMENT**

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11. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Charles Grinnell –9 Third Avenue--Block 1011, Lot 149, Appeal #13593 –
Conditional Use Variance -Approved

RESOLUTIONS OF DENIAL

2. Bank of America –811 Fischer Blvd-Block 724.34, Lot 41, Appeal #13585 –
Use (D1) Variance & Minor Site Plan-Denied
3. Luis Marchard –784 Fischer Blvd-Block 400.01, Lot 10, Appeal #13588 –
Use (D1) Variance & Minor Site Plan-Denied

NEW APPLICATIONS

APPEAL #13599 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|------------------------------|---------------------------|
| 1. | Robert & Michelle Pellegrino | Block: 991.01 |
| | 101 Sea Gull Lane | Lot: 4 |
| | Zone: GB-MF | Harvey L. York, Esq. |
| | June 4, 2019 | ESCROW ACCT# X-23—B01-599 |

Applicant is proposes to construct a single family dwelling.

Min. Front Yard Setback (Rt. 35)	-15.2' required -8' proposed
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Min. Front Yard Setback (Sea Gull Lane)	-13.2' required -13.3' proposed
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**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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APPEAL #13595 – USE VARIANCE & AMENDED MINOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2.	Peter Hoelderlin 1907 Bay Boulevard Zone: MF-16 May 22, 2019	Block: 1097.01 Lots: 81 & 82 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-596
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The applicant received a Use Variance and setback variance in 2015 to rebuild the pizzeria and two unit second story apartments that were damage by Hurricane Sandy. The applicant seeks a Use Variance and Minor Site Plan approval for the expansion of the existing restaurant to include a new outdoor canvas covered eating area as well as additional site improvements including an enlargement of the walk in freezer and installation of an additional storage shed.

Parking	-31 required -28 required, 13 approved
Accessory Structure Side Yard (Shed #1)	-15' required -5.5' existing/approved -5.1' proposed
Setback from Water's Edge	-20' for structures > 48" high -17.5' existing/approved -16.5' Shed #1 proposed -16.8' Shed #2 proposed

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