

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

FEBRUARY 25, 2021 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	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

- 5. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for Twp. of Toms River Current Fund for Robert Hudak, P.P.
- 6. **ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Leonard Gelosa, Block 1036, Lot 2
- 7. **MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of November 12, 2020 & December 10, 2020
- 8. **RESOLUTIONS OF APPROVAL**
- 9. **BOARD ACTION ON APPLICATION**

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10. PUBLIC COMMENT

11. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Patricia & Victor Garcia – 14 St. John Ave, Block 1500.11, Lot 4, Appeal #13691- Bulk Variance-Approved
2. Lance Schoner – 20 Sage Road, Block 442.07, Lot 8, Appeal #13689- Bulk Variance-Approved
3. Susan Ives – 3430 Maritime Drive, Block 1076.08, Lots 31, 32, Appeal #13698-Bulk Variance-Approved
4. Vincent Novelli – 325 Estate Point Road, Block 297.08, Lot 1.07, Appeal #13700-Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13702 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Stephen & Susan Silano
47 Clarkson Drive
Zone: R-75
May 26, 2021 | Block: 442.14
Lot: 3
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-702 |
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Applicant proposes to install an in-ground pool and construct a covered patio in the rear yard.

Min. Rear Yard Setback	-20' required/permitted -10.6' proposed
Min. Side Yard Setback	-8' required/permitted -7.7' proposed
Min. Setback from Water's Edge	-20' required/permitted -10.7' proposed
Max. Bldg Coverage	-35% required/permitted -37.3% proposed
Pool, Min. Rear Yard Setback	-10' required/permitted -7.8' proposed
Pool, Min. Pool Setback from Bldg.	-8' required/permitted -5.8' proposed

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APPEAL #13703 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2. Michael & Marilyn Mateen Block: 1097.01
421 Eighth Ave Lot: 60
Zone: R-40W Harvey L. York, Esq.
May 26, 2021 ESCROW ACCT# X-23—B01-703

Applicant proposes to construct an in-ground pool and a paver patio in the rear yard of the subject property.

Min. Pool Rear Yard Setback	-8' required/permitted -7.3' proposed
Min. Pool Setback to Bldg	-8' required/permitted -7.3' proposed
Min. Pool Pump Setback	-10' required/permitted -5.2' proposed
Max. Bldg Coverage	-33.4% required/permitted -41.5% proposed

APPEAL #13706– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3. Luann Silveri Block: 1462.21
1960 Ship Court Lot: 30
Zone: R-50 Harvey L. York, Esq.
June 2, 2021 ESCROW ACCT# X-23—B01-706

Applicant proposes to construct an in-ground pool in the rear yard of the subject property.

Min. Pool Rear Yard Setback	-8' required/permitted -5' proposed
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APPEAL #13705– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	John Cholankeril 372 Orlando Drive Zone: R-40A June 3, 2021	Block: 1946.03 Lot: 12 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-705
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Applicant proposes to construct an in-ground pool in the front yard of the subject property.

Pool, Min Front Yard Setback	-14' required/permitted -7' proposed
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