

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**MARCH 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**

JANUARY 16, 2019

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

- A) **RESOLUTIONS OF APPROVAL:**

1. AMENDED RESOLUTION - PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE FEBRUARY 6, 2019 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

2. 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

## 3. 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

## 4. PRELIMINARY &amp; FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE FEBRUARY 6, 2019

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

## 5. PRELIMINARY MAJOR SUBDIVISION WITH VARIANCES – APPROVED AT THE FEBRUARY 6, 2019 MEETING

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

## 6. AMENDED RESOLUTION – MINOR SITE PLAN – APPROVED AT THE FEBRUARY 20, 2019 MEETING

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

## 7. CONDITIONAL USE – APPROVED AT THE FEBRUARY 20, 2019 MEETING

STEVEN EGAN	BLOCK 1053
HARVEY YORK, ESQ.	LOT 234-236
JASON MARCIANO, PE	ZONE: R-40E
JANUARY 24, 2019 – DEEMED COMPLETE	AREA: 6,000 SQ FT
APRIL 29, 2019 – TIME TO ACT BY	1728 OCEAN TERRACE
PB 19-007      P01-584	TWO FAMILY DWELLING

8. MINOR SITE PLAN – APPROVED AT THE FEBRUARY 20, 2019 MEETING

OCEAN BEACH SHORES CLUB	BLOCK 950.10
DANIEL POPOVITCH, ESQ.	LOT 6
ROBERT MORRIS, PLS	ZONE: RB-5
APRIL 12, 2018 – DEEMED COMPLETE	3118 OCEAN ROAD
AUGUST 10, 2018 – TIME TO ACT BY	BEACH ACCESS & MAINTENANCE AREA
P01-524	

9. MINOR SITE PLAN AND MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE FEBRUARY 20, 2019 MEETING

TOMS RIVER YACHT CLUB	BLOCK 712 & 712.01
STEPHEN KOTZAS, ESQ.	LOTS 622, 623, 625, ET AL
JEFFERY CARR, PE	ZONE: R-50
OCTOBER 2, 2018 – DEEMED COMPLETE	AREA: 3.43 ACRES
JANUARY 30, 2019 – TIME TO ACT BY WAIVED	1464 RIVERA ROAD
P01-558	BOAT HOUSE & LOT LINE ADJUSTMENT

10. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE FEBRUARY 20, 2019 MEETING

1930 LAKEWOOD ROAD, LLC	BLOCK 171
MELANIE SZUBA-APPLEBY, ESQ.	LOT 10
BRIAN MURPHY, PE	ZONE: LI
DECEMBER 19, 2018 – DEEMED COMPLETE	AREA: 3.465 ACRES
APRIL 18, 2019 – TIME TO ACT BY	1930 LAKEWOOD ROAD
P01-572	36, 960 SQ FT MULTI UNIT WAREHOUSE

11. PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – APPROVED AT THE FEBRUARY 20, 2019 MEETING

RAPHAEL FUCHS	BLOCK 172.04
MELANIE SZUBA-APPLEBY, ESQ.	LOT 29
FRANK BAER, PE	ZONE: RR
DECEMBER 21, 2018 – DEEMED COMPLETE	AREA: 4.907 ACRES
APRIL 20, 2019 – TIME TO ACT BY	1124 CHURCH ROAD
P01-573	4 LOTS

**7) BOARD DISCUSSION**

GREEN ACRES ACQUISITIONS – HUGH CLAYTON CENTER, BLOCK 411, LOT 87

**8) VARIOUS APPLICATIONS:**

<b>APPLICANT DEVELOPMENT ENGINEER ATTORNEY DATE OF COMPLETION DATE OF EXPIRATION ESCROW ACCT. NO. (IF ANY)</b>	<b>BLOCK(S) LOT(S) ZONE LOCATION NEAREST CROSS STREET AREA USE/NO. OF LOTS</b>
1. ADMINISTRATIVE APPROVAL – REDUCTION IN NUMBER OF PARKING SPACES  SPS PORTFOLIO HOLDINGS (BJ'S RESTAURANT) - OCEAN COUNTY MALL	
2. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED  STATEWIDE MECHANICAL CO. INC. JANUARY 31, 2019 - DEEMED COMPLETE MARCH 17, 2019 – TIME TO ACT BY P01-577	BLOCK 472 LOT 14.01 ZONE: I 1800 INDUSTRIAL WAY SILO
3. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED  HONEY LOCUST 99, LLC HARVEY YORK, ESQ. WILLIAM STEVENS, PE JANUARY 2, 2019 – DEEMED COMPLETE MAY 2, 2019 – TIME TO ACT BY P01-548	BLOCK 144 LOT 1 & 6 ZONE: RR AREA: 4 ACRES 91 & 99 HONEY LOCUST DR. 4 LOTS
4. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED  ROBERT HAGAMAN ANTHONY PAGANO, ESQ. MATHEW WILDER, PE JANUARY 8, 2019 – DEEMED COMPLETE MAY 8, 2019 – TIME TO ACT BY P01-552	BLOCK 420 LOT 17 ZONE: HB AREA: 1.02 ACRES 1172 FISCHER BLVD. CONTAINER STORAGE
5. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED  JGAG, LLC MICHAEL YORK, ESQ. FRANK BAER, PE JANUARY 10, 2019 – DEEMED COMPLETE MAY 10, 2019 – TIME TO ACT BY P01-574	BLOCK 724.24 LOT 1-6 ZONE: HB AREA: 0.8123 ACRES 735 FISCHER BLVD. PARKING FOR RENTALS & CAR SALES

6. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

OCEANSIDE AT ORTLEY CONDO ASSOCIATION  
HARVEY YORK, ESQ.  
RAY CARPENTER, PE  
JANUARY 31, 2019 – DEEMED COMPLETE  
MAY 31, 2019 – TIME TO ACT BY  
P01-561

BLOCK 1022  
LOT 2.01  
ZONE: MF-16  
AREA: 24,500 SQ. FT.  
1920 OCEAN AVE.  
2 LOTS

**9) PUBLIC COMMENTS**

**10) ADJOURNMENT**

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

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