

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MARCH 14, 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 GENERAL VOUCHERS FOR PAYMENT**

- A. General Voucher for Dasti, Murphy, McGuckin, et als
- B. General Voucher for Cole Transcription, LLC

- 6. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**

- A. Escrow Voucher for Dasti, Murphy, McGuckin, et als

- 7. **ESCROW REFUND VOUCHERS**

- A. Refund voucher for Mark Nigro, Block 1500.03, Lot 1

- 8. **MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for the Regular Meeting of January 24, 2019

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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- 9. RESOLUTIONS OF APPROVAL
- 10. BOARD ACTION ON APPLICATION
- 11. PUBLIC COMMENT
- 12. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Robert & Michelle Pellegrino –101 Sea Gull Lane--Block 991.01, Lot 4, Appeal #13599 – Bulk Variance -Approved
- 2. Peter Hoelderlin –1907 Bay Boulevard-Block 1097.01, Lots 81 & 82, Appeal #13595 – Use Variance & Amended Minor Site Plan-Approved

NEW APPLICATIONS

APPEAL #13600 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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- | | | |
|----|--|---|
| 1. | George & Karen Reinhardt
3332 Moonrise Lane
Zone: R-B-1
June 19, 2019 | Block: 1112.07
Lot: 9
Louis A. Felicetta, Esq.
ESCROW ACCT# X-23—B01-600 |
|----|--|---|

Applicant is proposes to construct a single family dwelling.

Max. Building Coverage	-47.2% required/permitted -53.43% proposed
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Deck, Rear Yard Setback	-4.5' required/permitted -0' proposed
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Deck, Setback from Water's Edge	-10' required/permitted -0' proposed
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APPEAL #13602– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 2. | Gretchen Sinha
52 First Avenue
Zone: R-40A
June 20, 2019 | Block: 916
Lot: 34
Dina M. Vicari, Esq.
ESCROW ACCT# X-23—B01-602 |
|----|---|--|

The applicant proposes to install a 9.5' x 19.7' in-ground pool.

Pool Equipment	-10' required/permitted -0.8' proposed
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APPEAL #13603– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 3. | Nicholas DeCorte
115 First Avenue
Zone: R-40B
June 25, 2019 | Block: 991
Lot: 19
Joseph D. Rocco, Esq.
ESCROW ACCT# X-23—B01-603 |
|----|--|---|

The applicant proposes to expand a second story deck.

Front Yard Setback (First Avenue)	-13.5' required/permitted -6.3' proposed
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APPEAL #13597 – USE VARIANCE & MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 4. | 1650 Massachusetts Ave
1650 Massachusetts Ave
Zone: RR
June 5, 2019 | Block: 137
Lot: 13.02
Thomas E. Monahan, Esq.
ESCROW ACCT# X-23—B01-598 |
|----|--|--|

The applicant is seeking Use Variance and Major Site Plan approval for a Charter School proposed for a site located on Block 137, Lot 13.02 on 1650 Massachusetts Avenue in Lakewood. The applicant is requesting to construct a K to 8th Grade Charter School on a property of 85,320 SF in area partially situated in Lakewood and Toms River Townships. The proposed school building, with a footprint of 16,956 SF and three stories would be situated toward the front of the property in the Lakewood portion. The access drive and most of the parking would be situated in the Lakewood portion, but a portion of the access drive on the south side of the school and all or a portion of 29 parking spaces are proposed in the Toms River portion of the property.

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