

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MARCH 23, 2023 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	_____	ROBERT BIANCHINI	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____	NELS LUTHMAN	_____
DANA TORMOLLAN	_____		

ALTERNATES:

ANTHONY COLUCCI (ALT #1)	_____
ALEXIS BAILEY (ALT #2)	_____
MATTHEW BRAZINSKI (ALT #3)	_____
LEONARD OAKS (ALT #4)	_____

5. ANNOUNCEMENTS

a) The application for Joseph Thorn, 2396 Church Road, Block 192.05, Lot 39 for a Use (D1) Variance, Bulk Variance & Preliminary & Final Major Site Plan will be carried to the Zoning Board meeting of May 25, 2023 at 6:30 pm at the request of the applicant. Re-notification is not required and the applicant will waive time limitations.

b) The application for Donna Koby, 1857 Cable Drive, Block 1462.08, Lot 10 for a Bulk Variance will be carried to the Zoning Board meeting of April 13, 2023 for insufficient service. Re-notification is required.

6. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT

A. General Voucher for Cole Transcription, LLC

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7. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Rothstein, Mandell, Strohm, et al
- B. Escrow Voucher for Hering, Dupignac and Stanzione & Dunn, PC

8. ESCROW REFUND VOUCHERS

- A. Refund voucher for Antoinette Ferrulli, Block 1108.10, Lot 168
- B. Refund voucher for Paul & Rosellen Monaco, Block 951.10, Lot 9
- C. Refund voucher for Paul Lancha, Block 235.26, Lot 47
- D. Refund voucher for Patricia Polito, Block 999, Lot 4
- E. Refund voucher for Steven Vorrius, Block 442.19.Lot 6

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of January 26, 2023

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Theresa Clarke– 588 Conroy Avenue, Block 1108.15, Lot 10, Appeal #13818- Bulk Variance-Approved
- 2. Elizabeth Mold– 225 Silver Beach Road, Block 1087, Lot 64, Appeal #13814- Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13820– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 1. | Lawrence Galiano
17 Cove Road
Zone: R-50
June 27, 2023 | Block: 724.02
Lot: 302
Vincent DeSimone, Esq.
ESCROW ACCT# X-23—B01-816 |
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Applicant is seeking approval to construct a new six-foot solid fence in a front yard of the subject property.

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| Fence | -Fence in front yards must be a maximum of 48 inches in height and must be 66% open required/permitted

-Six-foot solid fence in the front yard - proposed |
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APPEAL #13816– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|--|---|
| 2. | Frank & Valerie Dann
1 Channel Road
Zone: R-50
June 2, 2023 | Block: 235.22
Lot: 22
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-812 |
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Applicant is seeking approval to construct a new above ground pool and extend the existing deck in the rear yard of the subject property.

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| Setback to Water 's Edge | -20' required/permitted
-14.2' Deck & Pool proposed
-12.1' Deck proposed |
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**APPEAL #13822– BULK VARIANCE – PUBLIC HEARING OPEN – NO
TESTIMONY HEARD**

3.	Moshe Hecht 1088 Cox Cro Road Zone: RR June 24, 2023	Block: 173 Lot: 13 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-818
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Applicant is seeking approval to construct a new single family dwelling on the subject property.

Min. Principal Building Side Yard	-20' required/permitted
Setback	-11.8' proposed

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For special accommodations, please call (732)341-1000, ext. 8370