

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**MARCH 28, 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
6. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Dasti, Murphy, McGuckin, et als
  - B. Escrow Voucher for Owen, Little & Associates
7. **ESCROW REFUND VOUCHERS**
8. **MINUTES OF THE MEETING**
  - A. Board of Adjustment minutes for the Regular Meeting of February 7, 2019
9. **RESOLUTIONS OF APPROVAL**
10. **BOARD ACTION ON APPLICATION**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
MARCH 28, 2019**

**11. PUBLIC COMMENT**

**12. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

1. George & Karen Reinhardt –3332 Moonrise Lane--Block 1112.07, Lot 9, Appeal #13600 – Bulk Variance -Approved
2. Gretchen Sinha –52 First Avenue-Block 916, Lot 34, Appeal #13602– Bulk Variances –Approved
3. Nicholas DeCorte –115 First Avenue-Block 991, Lot 19, Appeal #13603– Bulk Variances -Approved
4. 1650 Massachusetts Ave –1650 Massachusetts Ave-Block 137, Lot 13.02, Appeal #13597 – Use Variance & Major Site Plan-Approved

**NEW APPLICATIONS**

APPEAL #13601 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Chester L. Przybylko<br>13 Mariners Road<br>Zone: R-40W<br>June 19, 2019 | Block: 1097.03<br>Lot: 7<br>Melanie Szuba Appleby, Esq.<br>ESCROW ACCT# X-23—B01-601 |
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Applicant is proposes to construct a new single family three story dwelling.

Min. Lot Area	-4,000 SF required/permitted -2,438 SF existing
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Min. Lot Frontage	-90' required/permitted -41' existing (W. Harborsde) -60' existing (Mariners Rd)
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Front Yard Setback Covered Front Porch	-12' required/permitted -9.17' proposed
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Max. Bldg Coverage	-43.45% required/permitted -59.22% proposed
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**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
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APPEAL #13596 – USE VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN –  
PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |   |  |
|----|---|--|
| 2. | 27 Washington Street<br>Associates, LLC<br>27 Washington Street<br>Zone: VB<br>May 22, 2019 | Block: 662<br>Lot: 5<br>James Gluck, Esq.<br>ESCROW ACCT# X-23—B01-597 |
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The applicant is seeking Use Variance and Major Site Plan approval for a five story apartment building with 20 dwelling units, five units per floor over a ground level parking floor with 10 parking spaces at grade to be located on a 6,578 SF lot at the corner of Washington Street and Robbins Street in the Village Business Zone.

VISIT US AT: [tomsrivertownship.com](http://tomsrivertownship.com)



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