

***THE ZONING BOARD MEETING OF APRIL 9TH HAS BEEN CANCELLED.**
ALL APPLICATIONS SCHEDULED WILL BE CARRIED TO THE NEXT
ZONING BOARD MEETING OF APRIL 23, 2020.

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

APRIL 9, 2020 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 _____
ART BLANK _____
ROBERT ALSTON _____
LYNN R. O'TOOLE _____

JOSEPH KEMPKER _____
RICHARD TUTELA _____
ANTHONY FONTANA _____

ALTERNATES:

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

5. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT
 - A. General Voucher for Dasti, Murphy, McGuckin, et al
 - B. General Voucher for Cole Transcription, LLC
6. ESCROW REFUND VOUCHERS
 - A. Refund voucher for Gretchen Sinha, Block 918, Lot 23
7. RESOLUTIONS OF APPROVAL
8. BOARD ACTION ON APPLICATION
9. PUBLIC COMMENT

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
APRIL 9, 2020**

10. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Christopher & Debra Galamb–190 Constitution Avenue, Block 591, Lot 35.53, Appeal #13648- Bulk Variance - Approved
2. Paul & Marie Gaglioti – 38 Bay Point Drive, Block 297.02, Lot 50, Appeal #13653- Bulk Variance-Approved
3. Robert Paschon – 1157 Hickory Street, Block 187, Lots 1,2,3,4,5, Appeal #13651- Bulk Variance-Approved

NEW APPLICATIONS – THESE APPLICATIONS HAVE BEEN CARRIED FROM THE ZONING BOARD MEETING OF MARCH 26TH.

APPEAL #13652 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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|----|---|---|
| 1. | Torrey McGrath-DiMeo
103 Fairacres Drive
Zone: R-120
June 24, 2020 | Block: 648.03
Lot: 1
James Gluck, Esq.
ESCROW ACCT# X-22-B01-653 |
|----|---|---|

The applicant is requesting approval to construct a pool and fence in the front yard setback of the subject property.

- | | |
|---------------------------|---|
| Pool, Min. Front Setback | -40' required/permitted
-20' proposed |
| Fence, Front Yard Setback | -48" in height and 66% open
required/permitted
-6' vinyl proposed |

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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APPEAL #13645 – USE (D1) AND (D5-DENSITY) VARIANCE – PUBLIC HEARING
OPEN – NO TESTIMONY HEARD

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| 2. | 1801 Route 35N, LLC
1801 Route 35 North
Zone: GB-MF Zone
May 11, 2020 | Block: 1043
Lots:472-478
Robert C. Shea, Esq.
ESCROW ACCT# X-23—B01-646 |
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The applicant is proposing to construct a five-unit townhouse condo building on a 13,234 SF lot in the GB-MF zone in Ortleigh Beach. The GB –MF Zone permits multifamily buildings either in accordance with the MF-16 zone requirements but limited to 12 dwelling units per acre; or in a building with retail on the ground floor.

- | | |
|-------------------------|---|
| Min. Lot Depth | -100' required/permitted
-94.5' existing |
| Min. Lot Frontage | -100' required/permitted
-92.83' existing –Fort Ave & Fielder Ave |
| Min. Front Yard Setback | -35'/prevailing required/permitted
-9.5' proposed –Rt. 35 |
| | -20'/prevailing required/permitted
-6.5' proposed –Fort Avenue |
| | -20'/prevailing required/permitted
-6.5' proposed – Fielder Avenue |

NEW APPLICATIONS

APPEAL #13656 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY
HEARD

- | | | |
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| 3. | Alicia Kintscher
332 Stephen Avenue
Zone: R-50
June 21, 2020 | Block: 297.05
Lots:96, 97
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-657 |
|----|---|---|

The applicant proposes to construct an in-ground pool and install pool equipment in the rear and side yard of the subject property.

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|------------------------|---|
| Min. Rear Yard Setback | -8' required/permitted
-4.3' proposed |
| Min. Side Yard Setback | -10' required/permitted
-5.2' proposed |

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APPEAL #13655 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Joseph & Patricia Haftek 20 Fischermans Road Zone: R-40A July 2, 2020	Block: 1089 Lot: 108 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-656
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The applicants are proposing to construct a second floor addition and deck in the side yard of the subject to property.

Deck, Side Yard Setback	-4' required/permitted -2.54' proposed
Max. Bldg. Coverage	-1,707.25 SF required/permitted - 2,378 SF proposed

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