

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

APRIL 22, 2021 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	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

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

5. **ANNOUNCEMENTS**

a) The application for 1672 JBL, LLC, 1672 Jay Bird Lane, Block 392.04, Lot 29.03 for a Bulk Variance has been carried to the meeting of May 27, 2021 at 6:30 pm at the applicant's request. Re-notification is not required and the applicant will waive time limitations.

6. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**

A. General Vouchers for Cole Transcription, LLC

7. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**

A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al

8. **MINUTES OF THE MEETING**

A. Board of Adjustment minutes for the Regular Meeting of January 28, 2021

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
APRIL 22, 2021**

- 9. RESOLUTIONS OF APPROVAL**
- 10. BOARD ACTION ON APPLICATION**
- 11. PUBLIC COMMENT**
- 12. ADJOURNMENT**

RESOLUTIONS OF APPROVAL

- 1. Timothy & Lucia Phelan – 53 Fielder Ave, Block 1044, Lot 449, Appeal #13710- Bulk Variance-Approved
- 2. Patricia Polito – 207 Schuster Ave, Block 999, Lot 4, Appeal #13707 -Bulk Variance-Approved
- 3. Anthony Fea – 173 West Atlantic Way, Block 920.03, Lot 38, Appeal #13714-Bulk Variance-Approved
- 4. Hisham & Lauren Cader – 21 Bayside Terrace North, Block 1098.34, Lots 9,10, Appeal #13715-Bulk Variance-Approved
- 5. Paul & Rosellen Monaco – 25 Plainfield Ave, Block 951.10, Lot 9, Appeal #13701-Use (FAR) & Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13695 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 1. | Patricia DiPaolo
203 Fort Ave
Zone: R-40W
June 17, 2021 | Block: 1046
Lots: 330, 331
Catherine Kim, Esq.
ESCROW ACCT# X-23—B01-695 |
|----|--|---|

Applicant proposes to legalize construction of an addition on the subject property.

Min. Side Yard Setback	-4' required/permitted -2' existing
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Min. Combined Side Yard Setback	-12' required/permitted -8.9' existing
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APPEAL #13716 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 2. | Barbara Pietrowicz
2271 Yorktowne Blvd
Zone: PRC
July 21, 2021 | Block: 192.04
Lot: 5
Christopher J. LaMonica, Esq.
ESCROW ACCT# X-23—B01-716 |
|----|---|---|

Applicant proposes to construct an addition in the rear of the subject property.

Rear Yard Setback	-20' required/permitted -8.2' proposed
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Max. Bldg. Coverage	-15% required/permitted -22.7% proposed
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APPEAL #13712 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 3. | Catherine & Vincent Belgiovene
3 Lagoon Drive East
Zone: R-50
July 13, 2021 | Block: 232.27
Lots: 43,44
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-712 |
|----|--|---|

Applicant proposes to install an in-ground pool in the rear of the subject property.

Min. Setback from Pool to	-8' required/permitted
Accessory Building	-3' proposed

APPEAL #13719 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 4. | Melanie McKeown
1944 Railway Ave West
Zone: R-40B
August 2, 2021 | Block: 1007.01
Lot: 5
Gregory J. Hock, Esq.
ESCROW ACCT# X-23—B01-719 |
|----|---|--|

Applicant proposes to install a new above ground pool and deck and legalize the existing shed and fence at subject property.

Pool, Front Yard Setback	-20' required/permitted -9.31' proposed
Deck, Front Yard Setback	-20' required/permitted -15.21' proposed
Fence	-48" In height and 66% open required -6' High Solid proposed
Accessory Bldg. Front Yard Setback	-20' required/permitted -3.16' proposed
Accessory Bldg. Side Yard Setback	-4' required -2.25' proposed

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