

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MAY 9, 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. **ANNOUNCEMENTS**
6. **MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of March 14, 2019.
7. **RESOLUTIONS OF APPROVAL**
8. **BOARD ACTION ON APPLICATION**
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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RESOLUTIONS OF APPROVAL

1. Community Medical Center/Ocean Health Initiatives –Lakehurst Road & Stockton Ave-Block 535.04, Lots 8-10, 11-15, Appeal #13013 – Administrative Approval-Approved
2. Barry & Jean Wiegmann-214 Canal Lane-Block 1104.25, Lots 20, 21, Appeal #13605-Bulk Variance - Approved
3. Robert & Mariellen Campagna-362 Fort Meyers Court-Block 1946.03, Lot 23 - Appeal #13609-Bulk Variance-Approved

NEW APPLICATIONS

APPEAL #13616 – BULK VARIANCE & DESIGN WAIVER – PUBLIC HEARING OPEN
– NO TESTIMONY HEARD

- | | | |
|----|-----------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. | Melindo Persi
1908 Baltimore Ave
Zone: R-40B
August 21, 2019 | Block: 1024
Lots: 1
Robert C. Shea, Esq.
ESCROW ACCT# X-23—B01-617 |
|----|-----------------------------------------------------------------------|-----------------------------------------------------------------------------|

The applicant is requesting a design waiver for maximum allowable driveway width for a single family dwelling.

Driveway Max. Width	-18 required/permitted -46' proposed
Max. Impervious Coverage	-65.13% required/permitted -87.3% existing

APPEAL #13604 – CERTIFICATE OF NON-CONFORMANCE – PUBLIC HEARING
OPEN – NO TESTIMONY HEARD

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|----|---------------------------------------------------------------------|----------------------------------------------------------------------------|
| 2. | Randel Holt
2358 Whitesville Road
Zone: R-800
July 2, 2019 | Block: 59
Lot: 735
Thomas Monahan, Esq.
ESCROW ACCT# X-23—B01-604 |
|----|---------------------------------------------------------------------|----------------------------------------------------------------------------|

The applicant is requesting that the Board issue a Certificate of Non-Conformance for two detached single family dwellings on one lot (Lot 735) in an R-800 zone.

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APPEAL #13607 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 3. | Todd & Jackie Frazier
1432 Old Freehold Road
Zone: R-400
July 17, 2019 | Block: 410.02
Lot: 28.08
Harvey L. York, Esq.
ESCROW ACCT# X-22-B01-608 |
|----|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------|

Applicant is proposing to construct a one-story gym and a single family residence above a ground level garage.

Min. Front Yard Setback	-60' required/permitted -59.85" proposed
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Max. Impervious Coverage	-25% required/permitted -29% proposed
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APPEAL #13608 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|--------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 4. | Todd & Jackie Frazier
189 Dayna Court
Zone: R-400
July 18, 2019 | Block: 410.02
Lot: 28.07
Harvey L. York, Esq.
ESCROW ACCT# X-22-B01-609 |
|----|--------------------------------------------------------------------------|----------------------------------------------------------------------------------|

Applicant is proposing to construct a one-story pool house addition to the rear of the existing single family dwelling as was as associated paver driveway and patio improvements.

Max. Impervious Coverage	-25% required/permitted -35.7% proposed
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APPEAL #13610 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5.	John & Michelle Louis 203 Bay Shore Drive Zone: R-40A August 7, 2019	Block: 919.01 Lot: 1 Harvey L. York, Esq. ESCROW ACCT# X-22-B01-611
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Applicant is proposing to construct a rear elevated deck and new single family dwelling.

Rear Yard Setback	-12.4' (20%) required/permited -8.7' proposed
Deck, Setback from Water's Edge	-Lesser of 20' or principal bldg required/ setback (12.4') permitted -10' proposed

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