

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

MAY 17, 2023

6:00 p.m.

- 1) MEETING CALLED TO ORDER**
- 2) FLAG SALUTE**
- 3) CHAIRMAN'S STATEMENT - N.J. OPEN PUBLIC MEETINGS ACT**
- 4) ROLL CALL AND DECLARATION OF QUORUM**

PAUL WNEK _____	DAVID CICOZZI _____
BRIAN BOECKEL _____	JOHN SOLLY _____
MATT YEZZI _____	ANN HAMMILL-PASQUA _____
STEPHANIE SEVASTAKIS _____	RONALD HEINZMAN _____

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

5) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS

A) RESOLUTIONS OF APPROVAL

1. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SUBDIVISION – APPROVED AT THE MAY 3, 2023 MEETING

CLEARBROOK HOMES LLC	BLOCK 693
GREGORY HOCK, ESQ.	LOT 25 & 26
ANDREW FRENCH, PE	ZONE: R-120
FILE NO PB 20-016 ESCROW NO. P01-663	830 WEST BRIAR

2. PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – APPROVED AT THE MAY 3, 2023 MEETING

OCEAN VENTURE INC.	BLOCK 542
RICHARD STANZIONE, ESQ.	LOTS 1-34
KENNETH SCHLATMANN, PE	ZONE: R-90
APRIL 4, 2023 – DEEMED COMPLETE	AREA: 1.423 ACRES
AUGUST 2, 2023 – TIME TO ACT BY	14 SOUTH DAKOTA AVE.
FILE NO. PB 20-013 ESCROW NO. P01-657	8 LOTS

6) RECOMMENDATION TO TOWNSHIP COUNCIL

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, AMENDING AND SUPPLEMENTING CHAPTER 348-8.11.1(D) OF THE LAND USE DEVELOPMENT REGULATIONS OF THE TOWNSHIP CODE TO REVISE THE REGULATIONS FOR DRIVEWAY SETBACKS

7) REVIEW OF CAPITAL IMPROVEMENT PROJECT

COUNTY OF OCEAN – GENERATOR UPGRADES

8) VARIOUS APPLICATIONS:

APPLICANT	BLOCK(S)
DEVELOPMENT	LOT(S)
ENGINEER	ZONE
ATTORNEY	LOCATION
DATE OF COMPLETION	NEAREST CROSS STREET
DATE OF EXPIRATION	AREA
ESCROW ACCT. NO. (IF ANY)	USE/NO. OF LOTS

1. REQUEST FOR DESIGN WAIVER/ MINOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED

AUDREY IMPAGLIA	BLOCK 722
FILE NO. PB 22-018 ESCROW NO P01-108	LOT 108
	1401/09 ROUTE 37 E.
	SPECIAL EVENT TENT

2. PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED

THE FRIED GROUP, LP	BLOCK 472
MICHAEL YORK, ESQ.	LOT 1
BRIAN MURPHY, PE	ZONE: I
MARCH 24, 2023 – DEEMED COMPLETE	AREA: 2.945 ACRES
MAY 8, 2023 – TIME TO ACT BY	1000 INDUSTRIAL WAY
FILE NO PB 23-004 ESCROW NO P01-818	5,206 SQ FT ADDITION

3. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

ONYX TOMS RIVER LLC	BLOCK 575
ROBERT SHEA, ESQ.	LOT 17
DOUGLAS GRYSKO, PE	ZONE: RC
MARCH 27, 2023 – DEEMED COMPLETE	AREA: 1.473 ACRES
JULY 25, 2023 – TIME TO ACT BY	1286 HOOPER AVE
FILE NO. PB 23-005 ESCROW NO P01-819	478 SQ FT ADDITION

4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

OCEAN BEACH & BAY CLUB INC.
MICHAEL YORK, ESQ.
BRUCE JACOBS, PE
MARCH 20, 2023 – DEEMED COMPLETE
JULY 18, 2023 – TIME TO ACT BY
FILE NO. PB 23-003 ESCROW NO P01-817

BLOCK 931.04
LOT 30-36
ZONE: RB-1
AREA: 1.274 ACRES
3305 HERON LANE
CLUBHOUSE & STORAGE GARAGE

9) CLOSE PUBLIC COMMENT

10) ADJOURNMENT

SPECIAL ACCOMMODATIONS, PLEASE CONTACT (732) 341-1000 x 8200.

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