

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**MAY 23, 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. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Dasti, Murphy, McGuckin, et als
  - B. Escrow Voucher for Owen, Little & Associates
  - C. Escrow Voucher for Twp. of Toms River Current Fund for Dave Roberts, Twp. & BOA Planner
7. **MINUTES OF THE MEETING**
  - A. Board of Adjustment minutes for the Regular Meeting of March 28 & April 11, 2019.
8. **RESOLUTIONS OF APPROVAL**
9. **BOARD ACTION ON APPLICATION**
10. **PUBLIC COMMENT**

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**11. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

1. Randal Holt –2358 Whitesville Road-Block 59, Lot 735, Appeal #13604 – Certificate of Non-Conformance- Approved
2. John & Michelle Louis-203 Bay Shore Drive-Block 919.01, Lot 1, Appeal #13610-Bulk Variance - Approved
3. Todd & Jackie Frazier-1432 Old Freehold Drive-Block 410.02, Lot 28.08 - Appeal #13607-Bulk Variance -Approved
4. Todd & Jackie Frazier-189 Dayna Court-Block 410.02, Lot 28.07 - Appeal #13608-Bulk Variance- Approved

**PLANS MEETING**

<b>APPEAL #13398– ADMINISTRATIVE APPROVAL- PUBLIC NOTICE NOT REQUIRED- PUBLIC HEARING OPEN – NO TESTIMONY HEARD</b>
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|----|---|--|
| 1. | Dover Summit Associates, LLC<br>1450 Highway 9<br>Zone: RHB | Block 410.01<br>Lots: 21,28, 29, 33.01 & 42<br>John P. Doyle, Esq. |
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Applicant is before the committee to request an Administrative Approval for reconfiguration of the recreation area. Incorporation trash compactors internal to the apartment buildings and installation of bike racks in place of exterior trash storage areas and minor changes to the sidewalk configuration leading to the apartments to accommodate access to the computer rooms.

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**PENDING APPLICATIONS**

APPEAL #13616 – BULK VARIANCE & DESIGN WAIVER – PUBLIC HEARING CLOSED – TESTIMONY HEARD – CARRIED FROM MAY 9 <sup>TH</sup> FOR SITE INSPECTION
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2.	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
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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 #13596 – USE VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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3.	27 Washington Street Associates, LLC 27 Washington Street Zone: VB May 22, 2019	Block: 662 Lot: 5 James Gluck, Esq. ESCROW ACCT# X-23—B01-597
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The applicant is seeking Use Variance and Major Site Plan approval for a six story apartment building with 23 dwelling units, five units per floor over a ground level 1,950 SF of retail and the remainder of the footprint (4,628 SF) of storage and lobby space. The site is located at 27 Washington Street on the site of the former commercial building that housed 15 businesses including East Coast Gamers which was the source of a fire that destroyed the building in May of 2014.

Parking Stalls	-44 required -0 proposed
Max. Lot Coverage	-80% required -100% proposed
Max. Bldg, Height	-55' /5 stories with ground level retail - required  -66' /6 stories- proposed

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