

*This Zoning Board Meeting will be virtually through Microsoft Teams and YouTube.

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JUNE 11, 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	_____	JOSEPH KEMPKER	_____
ART BLANK	_____	RICHARD TUTELA	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

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

5. **MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of March 12, 2020
6. **RESOLUTIONS OF APPROVAL**
7. **BOARD ACTION ON APPLICATION**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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RESOLUTIONS OF APPROVAL

1. Torrey McGrath-DiMeo –103 Fairacres Drive, Block 648.03, Lot 1, Appeal #13652-Bulk Variance - Approved
2. Toms River DG, LLC – 2017 Route 37 East, Block 799, Lots 9-11, 29-33 Appeal #13654-Preliminary & Final Major Site Plan-Approved

NEW APPLICATIONS

APPEAL #13661 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Robert & Linda Skene
407 Ocala Court
Zone: R-40A
July 29, 2020 | Block: 1946.01
Lot: 18
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-662 |
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The applicant proposes to construct a deck and pool (spa) on the subject property.

Deck, Min. Rear Yard Setback	-6.5' required/permitted -3.8' proposed
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Deck, Distance from Water's Edge	-13' required/permitted -7.4' proposed
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Pool (Spa), Min. Rear Yard Setback	-8.0' required/permitted -3.8' proposed
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Pool (Spa), Distance from Water's Edge	-13' required/permitted -7.4' proposed
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APPEAL #13659 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Superior Realty, LLC 75 Surf Way Zone: GB August 21, 2020	Block: 921.09 Lot: 6.02 Michael B. York, Esq. ESCROW ACCT# X-23—B01-660
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The applicant seeks variance relief to construct a new single family home with an attached two story deck at the above mentioned property.

Min. Rear Yard Setback	-20' required/permitted -4.5 Variance Granted Subdivision -2' proposed
Min. Side Yard Setback	-10' required/permitted - 8.2' proposed

APPEAL #13660 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5.	Superior Realty, LLC 78 Pacific Way Zone: GB August 21, 2020	Block: 921.09 Lot: 6.03 Michael B. York, Esq. ESCROW ACCT# X-23—B01-661
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The applicant seeks variance relief to construct a new single family home with an attached two story deck at the above mentioned property.

Min. Side Yard Setback	-10' required/permitted - 4.5' Variance Granted Subdivision -2' proposed
Min. Front Yard Setback (Rt. 35)	-40' required/permitted -25.2 Variance Granted Subdivision -12.6' proposed
Max. .Lot Coverage (Buildings)	-40% required/permitted -46.2% proposed

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APPEAL #13660 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

6.	Superior Realty, LLC 74 Pacific Way Zone: GB August 21, 2020	Block: 921.09 Lot: 6.04 Michael B. York, Esq. ESCROW ACCT# X-23—B01-659
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The applicant seeks variance relief to construct a new single family home with an attached deck at the above mentioned property.

Min. Rear Yard Setback	-20' required/permitted -4.5 Variance Granted Subdivision -3' proposed
Min. Side Yard Setback	-10' required/permitted - 7.1' proposed (western side) -9' proposed (eastern side)
Max. .Lot Coverage (Buildings)	-40% required/permitted -45.1% proposed

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