

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JUNE 22, 2023 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	_____	ROBERT BIANCHINI	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____	NELS LUTHMAN	_____
DANA TORMOLLAN	_____		

ALTERNATES:

ANTHONY COLUCCI (ALT #1)	_____
ALEXIS BAILEY (ALT #2)	_____
MATTHEW BRAZINSKI (ALT #3)	_____
LEONARD OAKS (ALT #4)	_____

- 5. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Rothstein, Mandell, Strohm, et al
 - B. Escrow Voucher for Remington & Vernick Engineers
 - C. Escrow Voucher for the Township of Toms River Current Fund for Robert Hudak, P.P., Twp. & Zoning Board Planner
- 6. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Angelica Properties, LLC, Block 943.01 Lot 70
- 7. MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of April 13, 2023
- 8. RESOLUTIONS OF APPROVAL**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JUNE 22, 2023**

9. **BOARD ACTION ON APPLICATION**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**

RESOLUTIONS OF APPROVAL

1. Jeffrey Homolka–3313 Teal Lane, Block 1112.06, Lot 25, Appeal #13784-
Bulk Variance-Approved
2. Robert Klockner–1858 Skiff Court, Block 1462.12, Lot 27, Appeal #13831-
Bulk Variance-Approved

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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NEW APPLICATIONS

APPEAL #13834 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. Joseph Ponzo
48 Florence Court
Zone: R-75
September 2, 2023 | Block: 442.19
Lot: 1
Robert C. Shea, Esq.
ESCROW ACCT# X-23—B01-830 |
|---|--|

The applicant is seeking approval to legalize an existing deck and accessory building and fence on the subject property that were built without permits and approvals.

Deck, Min. Front Yard Setback	-25' required/permitted -22.3' (Middle Drive) existing
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Access Bldg, Min. Setback To Water 's Edge	-8' required/permitted -3.7' existing
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Access. Bldg, Min Side Yard Setback	-8' required/permitted -1.9' existing
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Max. Fence Height within 48 Inches at 62% open within 20' of Water's Edge	-required/permitted -5' High Fence existing
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Min. Setback between Principal & Accessory Buildings	-5' required/permitted -4.9' existing
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Two-foot Pervious Strip in Side and Rear Yard	-required/permitted -1.2' in side yard & 0' in rear yard existing
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**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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APPEAL #13829 – PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 2. | Crison Company, Inc.
2291 Massachusetts Ave
Zone: RHB
November 21, 2023 | Block: 164
Lots: 1 & 12
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-825 |
|----|--|---|

The applicant received Use Variance approval and Resolution was adopted on December 9, 2021. The applicant is seeking preliminary and final major site plan approval for the construction of an 88,300 SF warehouse/office building with 2-12' x 14' tractor trailer loading/unloading docks and 14-9' x10' loading bays with overhead doors.

60' foot wide buffer required along eastern, southern and western property lines	-required/permitted -buffer less than 60' proposed
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For special accommodations, please call (732)341-1000, ext. 8370