

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**JULY 5, 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 \_\_\_\_\_  
BRIAN BOECKEL \_\_\_\_\_  
MATT YEZZI \_\_\_\_\_  
STEPHANIE SEVASTAKIS \_\_\_\_\_

DAVID CICOZZI \_\_\_\_\_  
JOHN SOLLY \_\_\_\_\_  
ANN HAMMILL-PASQUA \_\_\_\_\_  
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. **MINOR SUBDIVISION – APPROVED AT THE JUNE 21, 2023 MEETING**

CALOGERO MESSINA	BLOCK 1108.52
ROBERT SHEA, ESQ.	LOT 150 & 152
JUSTIN HEDGES, PLS	ZONE: R-50
MAY 11, 2023 – DEEMED COMPLETE	AREA: 0.27 ACRES
JUNE 25, 2023 – TIME TO ACT BY	3591 ROUTE 35 N
FILE NO PB 23-011 FILE NO P01-827	2 LOTS

2. **PRELIMINARY & FINAL MAJOR SITE PLAN – APPROVED AT THE JUNE 21, 2023 MEETING**

OCEAN COUNTY MEMORIAL PARK	BLOCK 192.58
GREGORY HOCK, ESQ.	LOT 65
BRIAN MURPHY, PE	ZONE: RR
MAY 15, 2023 – DEEMED COMPLETE	AREA: 41.1 ACRES
JUNE 29, 2023 – TIME TO ACT BY	1722 SILVERTON RD
FILE NO PB 23-012 ESCROW NO P01-828	1776 SQ FT OFFICE ADDITION

3.      MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE JUNE 21, 2023 MEETING

RUDOLPH RINDERER	BLOCK 813
JOSEPH MICHELINI, ESQ.	LOT 15-19 & 35-39
JASON MARCIANO, PE.	ZONE: HB
MAY 11, 2023 – DEEMED COMPLETE	AREA: 1.07 ACRES
SEPTEMBER 8, 2023 – TIME TO ACT BY	2130 ROUTE 37
FILE NO. PB 22-041    ESCROW NO P01-803	2,720 SQ FT ADDITION

4.      MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE JUNE 21, 2023 MEETING

AMY & NAT HOMMEL	BLOCK 794.08
ANTHONY PAGANO, ESQ.	LOT 5
PAUL MUCH, PE	ZONE: HB
JANUARY 30, 2023- DEEMED COMPLETE	AREA: 9565 SQ FT
MAY 30, 2023 – TIME TO ACY BY EXTENDED	3011 ROUTE 37
FILE NO PB 22-042    ESCROW NO P01-804	BUSINESS OFFICE & RESIDENTIAL APT.

**6)    VARIOUS APPLICATIONS:**

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

1.      EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SUBDIVISION – PUBLIC NOTICE REQUIRED

ANTHONY PAOLELLA	BLOCK 1108.51
JOHN DOYLE, ESQ.	LOT 215-251
WILLIAM JENSEN, PE	ZONE: R-50
FILE NO 19-027    ESCROW NO P01-603	AREA: 2.0227 ACRES
	3206 OCEANIC DRIVE
	4 LOTS

2.      MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRE

VATZ ASSOCIATES LLC	BLOCK 918.01
HARVEY YORK, ESQ.	LOT 8
MATTHEW HOCKENBURY, PE	ZONE: GB
MAY 5, 2023 – DEEMED COMPLETE	AREA: 0.27 ACRES
SEPTEMBER 2, 2023 – TIME TO ACT BY	3591 ROUTE 35 N
FILE NO. PB 23-010    ESCROW NO P01-826	STORAGE CONTAINER, FENCING

3. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

SHORE GARDENS REALTY, LLC	BLOCK 300
MARC LEIBMAN, ESQ.	LOT 237
BRIAN MURPHY, PE	ZONE: HB
MAY 16, 2023 – DEEMED COMPLETE	AREA: 3.90 ACRES
SEPTEMBER 13, 2023 – TIME TO ACT BY	231 WARNER STREET
FILE NO. PB 23-009 ESCROW NO. P01-823	3 LOTS

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

COMMUNITY MEDICAL CENTER INC.	BLOCK 535
DOUGLAS JANACEK, ESQ.	LOT 2 & 32
CHRISTOPHER CIRROTTI, PE	ZONE HMS
JUNE 7, 2023 – DEEMED COMPLETE	AREA: 41.5 ACRES
SEPTEMBER 10, 2023 – TIME TO ACT BY	99 ROUT 37
FILE NO. PB 23-007 ESCROW NO P01-821	PHASE 1 - GEN. DEVELOPMENT PLAN

7) **CLOSE PUBLIC COMMENT**

8) **ADJOURNMENT**

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

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