

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JULY 11, 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	_____
ROBERT ALSTON	_____		
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
TONY FONTANA (ALT#2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI	_____

5. **ANNOUNCEMENTS**
6. **RESOLUTIONS OF APPROVAL**
7. **BOARD ACTION ON APPLICATION**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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JULY 11, 2019**

RESOLUTIONS OF APPROVAL

1. HealthSouth of Toms River/Encompass Health – Lakehurst Road/Hospital Drive-Block 535.07, Lots 3-9, 32 & 34, Appeal #13508– Administrative Approval-Approved
2. BRK, LLC (Lester Glen)-111 Route 37 East- Block 644.01, Lot 1, Appeal #13611-Minor Site Plan - Approved
3. Sait Aydin/Bandwagon Restaurant-2500 Route 37 East/2 Martin Road-Block 794.02, Lots 1-6, 16 & 17, Appeal #13613-Preliminary & Final Major Site Plan – Approved

APPEAL #13617 – USE VARIANCE (D1) & BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 1. | 44 Coolidge, LLC
1735 Route 35 North
Zone: GB-ME
October 9, 2019 | Block: 1051
Lot: 148
Richard D. Stanzione, Esq.
ESCROW ACCT# X-22-B01-619 |
|----|---|--|

The applicant proposes to construct a two family dwelling on the undersized lot in the GB-MF zone in Ortley Beach where a two family use is not permitted.

Min. Lot Area	-5,000 SF required/permitted -4,674.05 SF existing
Min. Lot Depth	-100' required/permitted -93.48' existing
Min. Lot Frontage	-75' required/permitted -21.68' proposed
Front Yard Setback (Rt. 35)	-40'/prevailing required/permitted -21.68 proposed (Possible Variance)
Side Yard Setback	-10' required/permitted -5' proposed

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