

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**AUGUST 2, 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) **APPROVE PURCHASE ORDERS FOR PAYMENT**

A. **ESCROW BILLING – BOARD PROFESSIONALS**

1. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
2. BRADY & KUNZ – BOARD ATTORNEYS

B. **GENERAL FUND BILLING – BOARD PROFESSIONALS**

1. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
2. BRADY & KUNZ – BOARD ATTORNEYS

6) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**

A) **RESOLUTIONS OF APPROVAL**

1. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SUBDIVISION –APPROVED AT THE JULY 5, 2023 MEETING

ANTHONY PAOLELLA  
JOHN DOYLE, ESQ.  
WILLIAM JENSEN, PE  
FILE NO 19-027 ESCROW NO P01-603

BLOCK 1108.51  
LOT 215-251  
ZONE: R-50  
AREA: 2.0227 ACRES  
3206 OCEANIC DRIVE  
4 LOTS

2. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE JULY 5, 2023 MEETING

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 – APPROVED AT THE JULY 5, 2023 MEETING

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 – APPROVED AT THE JULY 5.2023 MEETING

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) 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 –MINOR SUBDIVISION / LOT LINE ADJUSTMENT – PUBLIC NOTICE NOT REQUIRED

FDS TOMS RIVER URBAN RENEWAL	BLOCK 605
ROBERT SHEA, ESQ.	LOT 421.01, 434.01
MICHAEL FINNEGAN, PLS	ZONE: REDEVELOPMENT AREA
FILE NO. PB 21-042 ESCROW NO P01-743	

## 2. MINOR SUBDIVISION – PUBLIC NOTICE NOT REQUIRED

TIMOTHY H. KASSEL	BLOCK 1462.07
GREGORY HOCK, ESQ.	LOT 10 & 11
MATHEW HOCKENBURY, PE	ZONE: R-75
JULY 11, 2023 – DEEMED COMPLETE	AREA: 16,667 SQ FT
AUGUST 25, 2023 – TIME TO ACT BY	1833 GRANTWOOD DR
FILE NO PB 23-016 ESCROW NO P01-833	2 LOTS

## 3. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

FERGUSON ENTERPRISE LLC	BLOCK 640
MELANIE SZUBA-APPLEBY, ESQ.	LOT 30
MATHEW WILDER, PE	ZONE: HB
JUNE 8, 2023 – DEEMED COMPLETE	AREA: 1.109 ACRES
NOVEMBER 23, 2023 – TIME TO ACT BY	47 ROUTE 37 EAST
FILE NO. PB 22-021 ESCROW NO P01-778	BULK STORAGE

## 4. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

TWO COURTS LLC	BLOCK 682.17
ROBIN LA BUE, ESQ.	LOT 15
CHRISTOPHER ROSATI, PE	ZONE: VS
JUNE 1, 2023 – DEEMED COMPLETE	AREA: 17,835 SQ FT
SEPTEMBER 29, 2023 – TIME TO ACT BY	96 E. WATER STREET
FILE NO PB 23-013 ESCROW NO P01-829	CHANGE OF USE

## 5. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

LAKE RIDGE HOMEOWNERS ASSOC.	BLOCK 135.02 & 135.09
JOSEPH CORONATO, JR., ESQ.	LOT 1.03 & 1.07
CHRISTOPHER ROSATI, PE	ZONE: PRC-4
JUNE 28, 2023 – DEEMED COMPLETE	AREA: 79 ACRES
OCTOBER 24, 2023 – TIME TO ACT BY	MASSACHUSETTS AVE & WHITESVILLE RD
FILE NO PB 23-014 ESCROW NO P01-830	FENCE

**8) CLOSE PUBLIC COMMENT****9) ADJOURNMENT**

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

F:\PUBLIC\ENGINEERING & COMMUNITY DEVELOPMENT\PLANNING BOARD\AGENDAS\2023 AGENDAS\08 02 23 AGENDA