

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

AUGUST 10, 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)	_____

applicant will waive time limitations.

5. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Voucher for Cole Transcription, LLC
 - B. General Voucher for Rothstein, Mandell, Strohm, et al
6. **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
7. **MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of April 27, 2023 and May 11, 2023

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
AUGUST 10, 2023**

- 7. RESOLUTIONS OF APPROVAL**
- 8. BOARD ACTION ON APPLICATION**
- 9. PUBLIC COMMENT**
- 10. ADJOURNMENT**

RESOLUTIONS OF APPROVAL

1. Lillian Morrocco–29 Rico Ave, Block 1500.13, Lot 15, Appeal #13836- Bulk Variance-Approved
2. Berardino & Betty Paladino–616 Bay View Drive, Block 235,17, Lot 60, Appeal #13832- Bulk Variance-Approved
3. Gale Gargiulo–212 Hayes Court, Block 919.08, Lot 6, Appeal #1383- Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13839 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | |
|--|---|
| 1. Joseph V. Bova
39 Coolidge Avenue
Zone: R-40E
October 26, 2023 | Block: 1052
Lots: 191 & 192
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-835 |
|--|---|

The applicant is seeking approval to construct a second floor and attic addition to the existing single family dwelling on the subject property.

Min. Front Yard Setback	-14' required/permitted -7.1' proposed
Min. Principal Bldg Side Yard Setback	-4' required/permitted -3.1' Western Side proposed
Deck, Side Yard Setback	-4' required/permitted -3.1' Western Side proposed
Min. Driveway Side Yard Setback	-2' required/permitted -0' proposed

APPEAL #13835– USE (D6) & BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | |
|---|---|
| 2. Elaine McGlynn
40 East Rutherford Lane
Zone: SMF
October 12, 2023 | Block: 951.10
Lot: 27.14
Lynne A. Dunn, Esq.
ESCROW ACCT# X-23—B01-831 |
|---|---|

Applicant is seeking Use & Bulk Variance approval to construct a new two story single family dwelling on the subject property.

Max. Principal Building Permitted Height	-20' required/permitted -24.5' proposed
Max. Building Permitted Stories	-1 required/permitted -2 proposed
Min. Side Yard Setback Between Dwelling Units	-8' required/permitted -4.2' proposed

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PENDING APPLICATIONS

APPEAL #13775– USE (D1), BULK VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – TESTIMONY HEARD & CARRIED FROM JANUARY 26, 2023 FOR FURTHER DOCUMENTION & REVISED PLANS
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3.	Joseph Thorn 2396 Church Road Zone: RR March 21, 2023	Block: 192.05 Lot: 39 Timothy Middleton, Esq. ESCROW ACCT# X-23—B01-773
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Applicant is seeking Use (D1) variance relief along with Preliminary and Final Major Site Plan approval with bulk variance and design exception relief to legalize an existing single family dwelling and auto repair business at the subject site.

Auto Repair Uses	-Not Permitted -Use as an Auto Repair Business proposed
One Principal Bldg on Lot	-required/permitted -Two Prinicipal Bldgs located on the same lot proposed
Min. Side Yard Setback	-20' required/permitted -8.3' & 4.8' proposed
Min. Side Yard Setback for Storage of Vehicles	-25' required/permitted -1' proposed
No storage of vehicles awaiting service or repair shall be permitted within any yard area and any overnight storage area shall be enclosed with suitable fencing and shall be screened from public view	-Outdoor Storage provided
50' landscaped buffer required along residential boundary line	-15' Adjacent to Lot 41-proposed 5' Adjacent to Lot 37 - proposed

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For special accommodations, please call (732)341-1000, ext. 8370