

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

SEPTEMBER 6, 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 _____
RONALD HEINZMAN _____

DAVID CICCOZZI _____
JOHN SOLLY _____
ANN HAMMILL-PASQUA _____
PAUL DiGREGORIO _____

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

ANNOUNCEMENT

THE APPLICATION OF FERGUSON ENTERPRISES, LLC., FOR A MINOR SITE PLAN, BLOCK 640, LOT 30 – HAS BEEN RESCHEDULED TO THE OCTOBER 4, 2023, MEETING – NO FURTHER PUBLIC NOTICE REQUIRED

- 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. MINOR SUBDIVISION – APPROVED AT THE AUGUST 2, 2023 MEETING

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

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

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

7) VARIOUS APPLICATIONS:

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

1. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE IS REQUIRED

SYNDALE CORP.	BLOCK 172.04
STEPHAN LEONE, ESQ.	LOT 27.08
BRIAN MURPHY, PE.,	ZONE: RHB
FILE NO. PB 20-014	AREA 2.354 ACRES
ESCROW NO P01-660	MULTI USE DEVELOPMENT

2. MINOR SITE PLAN WITH VARIANCES – CARRIED FROM THE AUGUST 2, 2023, MEETING - PUBLIC NOTICE REQUIRED

LAKE RIDGE HOMEOWNERS ASSOC.	BLOCK 135.02, 135.03 & 135.09
JOSEPH CORONATO, JR., ESQ.	LOT 1.03, 1.05 & 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.

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