

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

SEPTEMBER 14, 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)	_____

- 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
- 7. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Denis & Susan Ives, Block 1076.08, Lots 31,32
 - B. Refund voucher for Robert Paschon, Block 187, Lots 1,2,3,4,5
 - C. Refund voucher for Open Apple, LLC, Block 537, Lot 49
 - D. Refund voucher for Andrea Medeiros, Block 648.07, Lot 4

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8. MINUTES OF THE MEETING

A. Board of Adjustment minutes for the Regular Meetings of May 25, 2023 & June 8, 2023

9. RESOLUTIONS OF APPROVAL

10. BOARD ACTION ON APPLICATION

11. PUBLIC COMMENT

12. ADJOURNMENT

AMENDED RESOLUTION OF APPROVAL

1. Sabrina Teresa Sorrentino–3244 Beachview Drive, Block 1108.10, Lot 135, Appeal #13827- Bulk Variance-Approved

RESOLUTIONS OF APPROVAL

2. Joseph V. Bova–39 Coolidge Ave, Block 1052, Lots 191 & 193, Appeal #13839- Bulk Variance-Approved
3. Elaine McGlynn–40 East Rutherford Lane, Block 951.10, Lot 27.14, Appeal #13835- Use (D6) & Bulk Variance-Approved

RESOLUTION OF DENIAL

4. Joseph Thorn–2396 Church Road, Block 192.05, Lot 39, Appeal #13775- Use (D1) & Preliminary & Major Site Plan-Denied

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ADMINISTRATIVE APPROVAL

1. Sabrina Teresa Sorrentino Block: 1108.10
3244 Beachview Drive Lot: 135
Zone: R-50 Harvey L. York, Esq.

The application is before the Board to amended Resolution #2023-36 to reflect the size of pool that was approved is 10'x25' and not 6'x25'. There was testimony that the proposed in-ground pool that was approved is 10' x 25' however the plans state 6'x25'. The plans must be revised for resolution compliance to reflect the 10'x25' pool size.

NEW APPLICATIONS

APPEAL #13844 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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1. Michael & Patrica Wagner Block: 1112.03
3360 Sunset Lane Lot: 8
Zone: R-B-1 Harvey L. York, Esq.
November 30, 2023 ESCROW ACCT# X-23—B01-840

The applicant is seeking approval to raise the existing dwelling and add a new deck and stairs.

Min. Principal Front Yard Setback	-2' required/permitted -0.9' proposed
Min. Principal Rear Yard Setback for Decks	-9' required/permitted -5.4' proposed
Min. Required Rear Yard Setback for Decks	-4.5' required/permitted -0.4' proposed
Min. Water's Edge Setback for Decks	-10' required/permitted -5.8' proposed
Min. Required Rear Yard Setback for Stairs & Landing	-3' required/permitted -0.4' proposed
Min. Required Water's Edge Setback for Stairs & Landing	-10' required/permitted -5.7' proposed

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APPEAL #13847 – CERTIFICATE OF NON-CONFORMANCE – PUBLIC HEARING
OPEN – NO TESTIMONY HEARD

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|----|--------------------------|---------------------------|
| 2. | Stanley & Julia Zindzius | Block: 235 |
| | 215 Kettle Creek Road | Lot: 50 |
| | Zone: R-75 | Harvey L. York, Esq. |
| | | ESCROW ACCT# X-23—B01-843 |

The applicant is requesting that the Board issue a Certificate of Non-Conformance to legalize a two-family dwelling on the property. Two-Family dwellings are not permitted in the R-75 zone.

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