

*This Zoning Board Meeting will be an Open Public Meeting.

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

SEPTEMBER 10, 2020 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	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY L. COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

5. **ANNOUNCEMENTS**

a) The application for 1801 Route 34 N, LLC, 1801 Route 35 North, Block 1043 Lots 472-478 for a Use (D1) and (D5) Variance has been withdrawn without prejudice by the applicant.

6. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**

A. General Voucher for Hierung, Gannon & McKenna, LLC

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7. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Hierung, Gannon & McKenna
- B. Escrow Voucher for Remington & Vernick Engineers Inc.

8. ESCROW REFUND VOUCHERS

- A. Refund voucher for Edward Pedersen, Block 1076.08, Lots 5 & 6
- B. Refund voucher for Joseph Carcaterra, Block 1007.01, Lot 3
- C. Refund voucher for Jon Whiting, Block 944.01, Lot 22.01

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of May 14, 2020 & May 28, 2020

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Steven Vetter-14 Curaco Ave, Block 1500.04, Lot 35, Appeal #13666- Bulk Variance - Approved
- 2. Faust & Jasmine Capobianco – 10 North Surf Road, Block 1091, Lot 21, Appeal #13669- Bulk Variance- Approved
- 3. Gregg Lynch – 438 Delray Drive, Block 1946.01, Lots 74, 74.01, Appeal #13668- Bulk Variance- Approved
- 4. Howard & Jeannette Hirsch – 261 Joseph Street, Block 943.03, Lot 121, Appeal #13670 -Bulk Variance- Approved

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NEW APPLICATIONS

APPEAL #13672 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 1. | Steven Pook
3207 Abbey Lane
Zone: GB
December 10, 2020 | Block: 940.05
Lot: 7
Gregory J. Hock, Esq.
ESCROW ACCT# X-23—B01-673 |
|----|---|---|

The applicant proposes to construct a new single family dwelling on the subject property.

- | | |
|--------------------------------------|---|
| Min. Side Yard Setback | -10' required/permitted
-5' & 6' proposed |
| Min. Side Yard Setback
(A/C Unit) | -4' required/permitted
-3' proposed |
| Fence | -48 inches in height & 66% open
required/proposed
-6' solid proposed (Rt. 35 North) |

APPEAL #13673– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|--|
| 2. | Robert & Margaret Furman
354 Naples Avenue
Zone: R-40A
December 5, 2020 | Block: 1946.04
Lot: 57
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-674 |
|----|--|--|

The applicant seeks variance approval to construct an in-ground pool on the subject property.

- | | |
|--------------------------|--|
| Pool, Front Yard Setback | -8.5' required/permitted
-5' proposed |
| Pool, Fence Setback | -6' required/permitted
-5' proposed |

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