

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

SEPTEMBER 28, 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 ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Remington & Vernick Engineers
 - B. Escrow Voucher for the Township of Toms River Current Fund for Robert Hudak, P.P., Twp. & Zoning Board Planner
- 6. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Open Apple, LLC, Block 537, Lots 49, 97, 100,101
 - B. Refund voucher for Ryan Schumann, Block 679, Lot 96
- 7. MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meetings of June 22, 2023

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
SEPTEMBER 28, 2023**

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

RESOLUTIONS OF APPROVAL

- 1. Michael & Patricia Wagner–3360 Sunset Lane, Block 1112.03, Lot 8, Appeal #13844- Bulk Variance-Approved
- 2. Stanley & Julia Zindzius–215 Kettle Creek Road, Block 235, Lot 50-, Appeal #13847- Certificate of Non-Conformance

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NEW APPLICATIONS

APPEAL #13842 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | |
|--|---|
| 1. Berit Peri
1904 Bay Boulevard
Zone: R-40W
December 9, 2023 | Block: 1097.46
Lots: 3 & 4
John B. Anderson, III, Esq.
ESCROW ACCT# X-23—B01-838 |
|--|---|

The applicant is seeking approval to construct a new sunroom addition, legalizing the existing shed in rear yard and to install a new six-foot fence in the front yard of the subject property.

Min. Required Rear Yard Setback	-15.96' required/permitted -12.1' proposed
Min. Required Rear Yard Setback for Sheds	-3' required/permitted -2.3' proposed
Fence	-Fence in front yards must be a maximum of 48 inches in height and must be 66% open required/permitted -Fence in front yard is to be 6' high and less than 66% open -proposed

APPEAL #13848 – AMENDED SITE PLAN TO AMEND A CONDITION OF APPROVAL – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | |
|--|--|
| 2. Sait Aydin, Bandwagon
Restaurant
2500 Route 37 East/
2 Martin Road
Zone: HB & R-40A | Block: 794.02
Lots: 1-6, 16 & 17
Joseph D. Coronato, Esq.
ESCROW ACCT# X-23—B01-844 |
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The applicant seeks to amend a condition of approval of a Use Variance & Major Site Plan approval granted by the Board on June 27, 2019 regarding the landscaping plan and change the height of fencing along a portion of the rear lot line.

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APPEAL #13846 – USE (D1) VARIANCE – PUBLIC HEARING OPEN – NO
TESTIMONY HEARD

3. Verdad Real Estate, Inc. Block: 578
Oak Avenue & Bay Avenue Lot: 14
Zone: Regional Commercial Stephen Kotzas, Esq.
(RC) ESCROW ACCT# X-23—B01-842

The applicant seeks a D(1) Use Variance approval as part of a bifurcated application to construct a 3 story self-storage facility on the subject property. Self-storage facilities are not a permitted use in the Regional Commercial zone.

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