

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

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**NOVEMBER 12, 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**
6. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Hiering, Dupignac & Stanzione
  - B. Escrow Voucher for Remington & Vernick Engineers Inc.
  - C. Escrow Voucher for Owen, Little & Associates
  - D. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for  
Twp. of Toms River Current Fund for Robert Hudak
7. **ESCROW REFUND VOUCHERS**
  - A. Refund voucher for Christopher Galamb, Block 591, Lot 35.53
8. **MINUTES OF THE MEETING**
  - A. Board of Adjustment minutes for the Regular Meeting of June 11, 2020

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9. **ADOPTION OF THE 2021 ZONING BOARD MEETING SCHEDULE**
10. **RESOLUTIONS OF APPROVAL**
11. **BOARD ACTION ON APPLICATION**
12. **PUBLIC COMMENT**
13. **ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

1. Casie Caso–561 Vaughn Ave, Block 783, Lot 232, Appeal #13680- Bulk Variance - Approved
2. Jacqueline Alves – 1 Bahama Ave, Block 1500.06, Lot 1, Appeal #13677- Bulk Variance-Approved
3. Victor Otillo – 357 Estate Point Road, Block 297.08, Lot 1.15, Appeal #13679-Bulk Variance-Approved
4. Betty & Donald Jump– 53 Haines Cove Drive, Block 687.02, Lots 14 & 14.01, Appeal #13682-Bulk Variance-Approved

**NEW APPLICATIONS**

<b>APPEAL #13675 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD</b>
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|----|---|---|
| 1. | Marc Meulener<br>355 Lauderdale Drive<br>Zone: R-40A<br>December 26, 2020 | Block: 1946.04<br>Lot: 58<br>Ryan M. Farrell, Esq.<br>ESCROW ACCT# X-23—B01-676 |
|----|---|---|

The applicant proposes to construct a new in-ground pool on the subject property.

Pool, Front Yard Setback	-20' required/permitted -6' proposed
Pool, Fence Setback	-6' required/permitted -5' proposed
Pool, Setback from Building/ Deck Railing	-8' required/permitted -4.7' proposed -5' proposed (shed)

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**APPEAL #13681– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD**

2. Michele & Lyon Prinston   Block: 240  
 69 Elderberry Lane   Lot: 23  
 Zone: R-90  
 February 4, 2021   ESCROW ACCT# X-23—B01-682

The applicant seeks variance approval for an in-ground pool in the rear yard.

Pool, Rear Yard Setback	-10' required/permitted -4' proposed
Pool, Setback to Principal & Accessory Building	-8' required/permitted -6.7' proposed (principal bldg.) -3' proposed (shed)

**APPEAL #13678– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD**

3. Jay Gissinger   Block: 254  
 210 Kettle Creek Road   Lot: 26.01  
 Zone: R-75  
 January 28, 2021   ESCROW ACCT# X-23—B01-679

The applicant seeks variance approval to install a fence and posts in the front yard of the property that exceed the maximum height and openness requirements.

Fence, Front Yard Setback	-Cannot exceed 48 inches in height and must be 66% open -required/permitted
	-Solid fence a top the wall along the eastern boundary is 8.04' proposed

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APPEAL #13685– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Margie Neilson 411 Daytona Drive Zone: R-40A February 25, 2021	Block: 1946.05 Lot: 11 Gregory P. Hock, Esq. ESCROW ACCT# X-23—B01-685
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The applicant seeks variance approval for a 7.27 ft. high fence atop a wall at the property.

Fence	-Fences atop of walls shall be limited to 6' in height required/permitted -7.27' atop a wall high proposed
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APPEAL #13676– D(6) VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5.	Janusz & Jolanta Maziarz 5 Fort Avenue Zone: R-40F January 14, 2021	Block: 1048 Lots: 383,384 ESCROW ACCT# X-23—B01-677
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The applicant seeks Use Variance (D6) approval of a rooftop pergola and deck built without approvals at the subject property.

D(6) Variance	-35' Max. Height –required/permitted -40.02' Height to top of pergola -proposed
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