

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

DECEMBER 2, 2020

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 _____
ROBERT STONE _____
KEVIN GEOGHEGAN _____
DAVID CICOZZI _____
DARYL CLARK _____

THOMAS GROUSS _____
JOHN SOLLY _____
TODD LUTTMAN _____
ANN HAMMILL-PASQUA _____

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

ANNOUNCEMENT

THE APPLICATION OF NOBILITY CREST AT DOVER A/K/A COX CRO CROSSING, BLOCK 166, LOTS 6, 7, 8 & 15.03, FOR AN AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, HAS BEEN RESCHEDULED TO THE JANUARY 6, 2021 MEETING. NO FURTHER PUBLIC NOTICE REQUIRED

- 5) **ADOPT MEETING MINUTES**

SEPTEMBER 2, 2020
SEPTEMBER 16, 2020
OCTOBER 7, 2020
OCTOBER 21, 2020

6) APPROVE PURCHASE ORDERS FOR PAYMENT

A. ESCROW BILLING – BOARD PROFESSIONALS

- 1. REMINGTON & VERNICK – BOARD ENGINEERS
- 2. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
- 3. BARDY & KUNZ – BOARD ATORNEY

B. GENERAL BILLING – BOARD PROFESSIONALS

- 1. BRADY & KUNZ – BOARD ATTORNEY
- 2. HIERING GANNON & MCKENNA – BOARD CONFLICT ATTORNEY
- 3. LINDA SULLIVAN HILL – BOARD SHORTHAND REPORTER

C. REFUND OF ESCROW

- 1. PO# 20-5830 O’GRADY’S BEACH HOUSE
- 2. PO# 20-5831 RJ TOMS RIVER WASH LLC

7) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS

A) RESOLUTIONS OF APPROVAL:

- 1. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE NOVEMBER 4, 2020 MEETING

STEVEN BENDEL	BLOCK 414
FRANK BAER, PE	LOT 20.02
AUGUST 10, 2020- DEEMED COMPLETE	ZONE: R-150
DECEMBER 9, 2020 – TIME TO ACT BY	AREA: 2.29 ACRES
FILE NO. PB 20-021 ESCROW NO. P01-668	821 OAK AVENUE
	3 LOTS

- 2. REQUEST FOR ADMINISTRATIVE APPROVAL – ENCROACHMENT IN THE CONSERVATION EASEMENT – APPROVED AT THE NOVEMBER 4, 2020 MEETING

MADISON AVENUE VENTURES, LLC.	BLOCK 172
MICHAEL YORK, ESQ.	LOT 6.06
RONALD POST SURVEYING INC.	ZONE: RR
FILE NO. PB 20-032 ESCROW NO. P01-613	1979 PAMELA COURT

8) ADMINISTRATIVE REVIEW

TOMS RIVER COMMUNITY ART PROJECT – MURAL ON RETAINING WALL LOCATED AT 27 IRON STREET

9) VARIOUS APPLICATIONS:

APPLICANT DEVELOPMENT ENGINEER ATTORNEY DATE OF COMPLETION DATE OF EXPIRATION ESCROW ACCT. NO. (IF ANY)	BLOCK(S) LOT(S) ZONE LOCATION NEAREST CROSS STREET AREA USE/NO. OF LOTS
1. EXTENSION OF TIME - MINOR SUBDIVISION – PUBLIC NOTICE NOT REQUIRED	
JAMES LaFERRIERE KEN SCHLATMANN, PE P01-614	BLOCK 232.03 LOT 19, 20 & 21 2 CEDAR TREE LANE 3 LOTS
2. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED	
ROUTE 37 AMERICANA, LLC MICHAEL YORK, ESQ. MILLIS LOONEY, PE OCTOBER 13, 2020 – DEEMED COMPLETE FEBRUARY 21, 2021 – TIME TO ACT BY FILE NO. PB 20-026 ESCROW NO. P01-674	BLOCK 609.01 LOT 12 ZONE: HB AREA: 4.11 ACRES 925 LAKEWOOD ROAD 79 ROOM HOTEL
3. PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – CARRIED FROM THE NOVEMBER 4, 2020 MEETING – NO TESTIMONY HEARD – RE-NOTICE NOT REQUIRED	
CLEARBROOK HOMES, LLC GREGORY HOCK, ESQ. ANDREW FRENCH, PE AUGUST 18, 2020 – DEEMED COMPLETE DECEMBER 17, 2020 – TIME TO ACT BY FILE NO: PB 20-016 ESCROW NO. P01-663	BLOCK 693 LOT 25 & 26 ZONE: R-120 AREA: 6.86 ACRES 830 W. BRIAR AVE. 15 LOTS

10) PUBLIC COMMENTS**11) ADJOURNMENT**

SPECIAL ACCOMMODATIONS, PLEASE CONTACT (732) 341-1000 x 8200.

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