

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JANUARY 14, 2021 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)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

5. **EXECUTIVE SESSION**
6. **REORGANIZATION OF BOARD OFFICERS**
 - a) Election of Chairperson of the Board
 - b) Election of Vice Chairperson of the Board
 - c) Election of Secretary of the Board
 - d) Election of Chairperson of the Plans Committee
 - e) Election of Vice Chairperson of the Plans Committee
7. **APPOINTMENT OF ZONING BOARD PROFESSIONALS FOR THE 2021 CALENDAR YEAR**
 - a) Zoning Board Attorney
 - b) Zoning Board Engineer
 - c) Zoning Board Planner & Assistant Planner
 - d) Conflict Zoning Board Attorney
 - e) Conflict Zoning Board Planner
 - f) Zoning Board Court Transcriber

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JANUARY 14, 2021**

8. MINUTES OF THE MEETING

A. Board of Adjustment minutes for the Regular Meeting of July 9, August 13 & September 10, 2020

9. RESOLUTIONS OF APPROVAL

10. BOARD ACTION ON APPLICATION

11. PUBLIC COMMENT

12. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Janusz & Jolanta Maziarz – 5 Fort Ave, Block 1048, Lots 383, 384, Appeal #13676- Use (D6) Variance-Approved
2. Michael & Cathleen Lienhard – 3190 Windsor Ave, Block 1108.54, Lot 150 Appeal #13684-Bulk Variance-Approved

NEW APPLICATIONS

APPEAL #13667– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 1. | John & Marylou Malyska
10 Diane Lane
Zone: R-40B
March 10, 2021 | Block: 977
Lot: 5
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-668 |
|----|--|---|

The applicant seeks variance approval to legalize an existing 20 ft. by 13.5 ft. pergola in the front yard of the property.

Front Yard Setback (Pergola)	-13.163' required/permitted -0' existing
---------------------------------	---

Max. Permitted Bldg Coverage	-1450.1 SF required/permitted -2,263 SF proposed
------------------------------	---

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JANUARY 14, 2021**

APPEAL #13690 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2.	Thomas Hofstetter 3685 Broad Ave Zone: R-40A March 13, 2021	Block: 876 Lots: 1.02 & 1.05 Lauren M. Dooley, Esq. ESCROW ACCT# X-23—B01-690
----	--	--

Applicant proposes to install an in-ground pool on the subject property.

Pool, Setback from Bldg or deck with railing	-8.0' required/permitted -5.5' proposed
Pool Equipment-Rear Yard Setback	-10' required/permitted -4.5' proposed
Pool, Rear Yard Setback	-8' required/permitted -4.5' proposed

APPEAL #13694 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Nicholas & Dorene Petronaci 1449 St. Thomas Avenue Zone: R-75 April 3, 2021	Block: 1500.14 Lot: 14 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-694
----	--	--

Applicant proposes to install an in-ground pool on the subject property.

Pool, Rear Yard Setback	-10' required/permitted -3' proposed
Pool, Setback from Bldg	-8' required/permitted -6.7' proposed
Pool Pump Setback	-10' required/permitted -± 5.75' proposed
Min. Setback between Pool and Fence	-6' required/permitted -5' proposed

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JANUARY 14, 2021**

APPEAL #13692 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 4. | David & Ada Benedictis
21 North Gateway
Zone: R-50
April 3, 2021 | Block: 612
Lot: 11.01
Robert G. Daroci, Esq.
ESCROW ACCT# X-23—B01-692 |
|----|---|---|

Applicant proposes to install a new fence in the front yard of the subject property.

Fence in Front Yard	-Max of 48 inches in height and must be 66% open –required/permited -6' solid fence proposed
---------------------	--

APPEAL #13687 – APPEAL OF AN ADMINISTRATIVE OFFICER’S DECISION – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 5. | Bais Brucha Inc.
1191 & 1181 Hickory St
Zone: RR
April 8, 2021 | Block: 191
Lots: 1.01 & 1.02
Christopher K. Costa, Esq.
ESCROW ACCT# X-23—B01-687 |
|----|---|--|

The applicant proposes to appeal the administrative officer’s determination which denied the applicant’s request to construct a 4,680 SF house of worship on a vacant lot adjacent to the existing single family dwelling.

APPEAL #13688 – APPEAL OF AN ADMINISTRATIVE OFFICER’S DECISION – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 6. | Khal Anshel Tallymawr, Inc.
2527 Whitesville Road
Zone: RR
April 8, 2021 | Block: 13.02
Lot: 37
Christopher K. Costa, Esq.
ESCROW ACCT# X-23—B01-688 |
|----|---|--|

The applicant proposes to appeal the administrative officer’s determination which denied the applicant’s request to demolish the existing single family dwelling and construct a 4,500 SF house of worship on the subject property.

VISIT US AT: tomsrivertownship.com



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