

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF TOMS RIVER**

**OCTOBER 14, 2021 AGENDA**

**EXECUTIVE SESSION – 6:30 p.m.**

**1. CLOSED TO THE PUBLIC FOR MATTER OF PENDING LITIGATION**

**REGULAR MEETING**

**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 COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

**5. ESCROW REFUND VOUCHERS: NONE AT THIS TIME.**

**6. MINUTES OF THE MEETING: NONE AT THIS TIME**

**7. RESOLUTIONS OF APPROVAL**

**8. BOARD ACTION ON APPLICATION**

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**

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

**RESOLUTIONS OF APPROVAL**

1. David Modica – 2 Millen Drive, Block 540.08, Lot 7, Appeal #13742- Bulk Variance-Approved
  
3. Saima Arsalan & Arsalan Ahmed - 1638 Mink Court, Block: 39, Lot: 5.06, Appeal #13740 – Bulk Variance - Approved

**NEW APPLICATIONS**

APPEAL #13741 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Chris and Dina Krupa<br>3329 Teal Lane<br>Zone: R-B-1<br>December 19, 2021 | Block: 1112.06<br>Lot: 21<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-741 |
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Applicant seeking approval for a new deck that will encroach into the required rear yard and water’s edge setback.

Deck setbacks	-Deck in rear yard must be setback 4.5 feet from rear lot line and at least 10 feet from the water’s edge.  -4 foot rear yard setback and 4.8 foot setback from water’s edge proposed.
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APPEAL #13744 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 2. | William F. Maier, III<br>3453 Maritime Drive<br>Zone: R-75<br>December 30, 2021 | Block: 1076.01<br>Lot: 27<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-744 |
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Applicant seeking approval for a new in-ground pool that will encroach into the required rear yard.

Pool rear yard setback	10 feet minimum required 6.65 feet proposed
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