

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

OCTOBER 28, 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)	_____
ANTHONY COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

5. **ANNOUNCEMENTS**

a) The application for JD Jamestowne, LLC, Walnut Street & James Street, Block 610, Lots 1,2,3,5,11,30,31, 33 for a Use (D5) Variance & Preliminary & Final Major Site Plan has been carried to the meeting of December 9, 2021 at the request of the applicant. Re-notification is not required and the applicant will waive time limitations

6. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**

A. General Voucher for Cole Transcription, LLC

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7. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Hiering, Dupignac & Stanzione, et al
- B. Escrow Voucher for Rothstein, Mandell, Strohm, ZBOA Conflict Attorney
- B. Escrow Voucher for Remington & Vernick Engineers Inc.
- C. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for
Twp. of Toms River Current Fund for Robert Hudak. P.P.

8. ESCROW REFUND VOUCHERS

- A. Refund voucher for Marybeth Spann, Block 192.03, Lot 2

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meetings of August 12, 2021

10. ADOPTION OF THE 2022 ZONING BOARD MEETING SCHEDULE

11. RESOLUTIONS OF APPROVAL

12. BOARD ACTION ON APPLICATION

13. PUBLIC COMMENT

14. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Chris & Dina Krupa– 3329 Teal Lane, Block 1112.06, Lot 21, Appeal
#13741- Bulk Variance-Approved
- 2. William F. Maier, III– 3453 Maritime Drive, Block 1076.01, Lot 27, Appeal
#13744- Bulk Variance-Approved
- 3. Robert J. Lowery– 731 Marie Street, Block 724.33, Lot 6, Appeal
#13745- Bulk Variance-Approved

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PENDING APPLICATIONS

APPEAL #13731 – BULK VARIANCE – PUBLIC HEARING OPEN – TESTIMONY HEARD –CARRIED FROM SEPTEMBER 23, 2021 FOR REVISED PLANS

- | | | |
|----|--|---|
| 1. | John Anello
10B Surf Road
Zone: R-40B
December 24, 2021 | Block: 1056.02
Lot: 5.01
Gregory J. Hock, Esq.
ESCROW ACCT# X-23—B01-731 |
|----|--|---|

Applicant proposes to construct a new single family dwelling.

Max. Bldg Coverage	-1,209 SF required/permitted -1,531 SF proposed
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NEW APPLICATIONS

APPEAL #13747 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 2. | Andrea Medeiros
504 Hemlock Hill Drive
Zone: R-120
January 18, 2022 | Block: 648.07
Lot: 4
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ESCROW ACCT# X-23—B01-747 |
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Applicant proposes to install an in-ground pool and a six foot solid fence adjacent to Washington Street at the subject property.

Min. Front Yard Setback	-60' required/permitted -24.2' proposed
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Fence	-Fence in front yards be a maximum of 48 inches in height and must be 66% open required/permitted -Six foot solid fence in front yard proposed
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APPEAL #13746 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Robert & Margaret Furman 354 Naples Court Zone: R-40A January 18, 2022	Block: 1946.04 Lots: 57 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-746
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Applicant proposes to install a new a new generator in the front yard of the subject property.

Min. Front Yard Setback	-12' required/permitted -8.4' proposed
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For special accommodations, please call (732)341-1000, ext. 8370