

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

NOVEMBER 18, 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**

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|-----------------|-------|-----------------|-------|
| JASON CRISPIN | _____ | JOSEPH KEMPKER | _____ |
| ART BLANK | _____ | RICHARD TUTELA | _____ |
| ROBERT ALSTON | _____ | ANTHONY FONTANA | _____ |
| LYNN R. O'TOOLE | _____ | | |

ALTERNATES:

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|-----------------------------|-------|
| NELS LUTHMAN (ALT#1) | _____ |
| ANTHONY COLUCCI (ALT #2) | _____ |
| RICHARD ANGIOLETTI (ALT #3) | _____ |
| MATTHEW YEZZI (ALT #4) | _____ |

5. **EXECUTIVE SESSION**
6. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Voucher for Cole Transcription, LLC
7. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al
 - B. Revised Escrow Voucher for Rothstein, Mandell, Strohm, ZBOA Conflict Attorney
 - C. Escrow Voucher for Dasti, Murphy, McGuckin, et als
 - D. Escrow Voucher for Remington & Vernick Engineers Inc.
 - E. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for Twp. of Toms River Current Fund for Robert Hudak. P.P.

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8. ESCROW REFUND VOUCHERS

- A. Refund voucher for Anthony Fea, Block 920.03, Lot 38
- B. Refund voucher for Gary Guinta, Block 414.04, Lot 3

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of September 9, 2021

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. –John Anello -10B Surf Road, Block 1056.02, Lot 5.01, Appeal #13731- Bulk Variance-Approved
- 2. Andrea Medeiros– 504 Hemlock Hill Drive, Block 648.07, Lot 4, Appeal #13747- Bulk Variance-Approved
- 3. Robert & Margaret Furman– 354 Naples Ave, Block 1946.04, Lot 57, Appeal #13746- Bulk Variance-Approved

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PENDING APPLICATIONS

APPEAL #13739 – USE (D1) VARIANCE – PUBLIC HEARING OPEN –
TESTIMONY HEARD – CARRIED FROM OCTOBER 14, 2021 FOR SITE INSPECTION

- | | | |
|----|---|---|
| 1. | Crison Company 2291 Massachusetts Avenue Zone: RHB November 22, 2021 | Block: 164 Lots: 1 & 12 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-739 |
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Applicant is seeking D (1) and C variance relief as part of a bifurcated application to develop warehouses on the subject property. Warehouses are not permitted in the RHB Zone. Relief from maximum building coverage is also requested:

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| Max. Building Coverage | -20% required/permitted -22.64% proposed |
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NEW APPLICATIONS

APPEAL #13748 – USE (D4 FLOOR AREA RATIO) VARIANCE – PUBLIC HEARING
OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 2. | 3632 Ocean Terrace, LLC 3632 Ocean Terrace Zone: R-40A February 18, 2022 | Block: 914 Lot: 3 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-747 |
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Applicant proposes to construct a new single family dwelling and decking on the subject property.

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| Max. Floor Area Ratio | -3,639 SF required/permitted -4,018 SF proposed |
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APPEAL #13723 – USE (D1) & D(2) VARIANCE, BULK VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 3. | Pefkos Properties, LLC 1725 Lakewood Road Zone: LI/RR December 2, 2021 | Block: 172.04 Lot: 26 Robert C. Shea, Esq. ESCROW ACCT# X-23—B01-723 |
|----|---|---|

Applicant is seeking use variance approval along with preliminary and final major site plan approval with bulk variance and design exception relief for a towing business, auto sales, auto repair business and flex space at the subject site. The proposed vehicle sales, towing, vehicle storage and flex space are not permitted in the LI and RR zone. The applicant seeks approval to expand the existing, non-conforming towing business and permit the auto body and repair, auto sales, and flex space.

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| Min. Front Yard Setback | -100' required/permitted -75' proposed |
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| Min. Side Yard Setback | -25' required/permitted -15' proposed |
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| 60' landscaped buffer required along residential boundary line | -Buffering Not Provided |
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For special accommodations, please call (732)341-1000, ext. 8370