

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**DECEMBER 1, 2021**

**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 _____	THOMAS GROUSS _____
ROBERT STONE _____	JOHN SOLLY _____
KEVIN GEOGHEGAN _____	RONALD HEINZMAN _____
DAVID CICCOTZI _____	ANN HAMMILL-PASQUA _____
STEPHANIE SEVASTAKIS _____	

JACK REUTHER (ALTERNATE NO. 1) \_\_\_\_\_  
ROBERT ROWE (ALTERNATE NO. 2) \_\_\_\_\_

- 5) **APPROVE PURCHASE ORDERS FOR PAYMENT**
  - A. **GENERAL BILLING – BOARD PROFESSIONALS**
    1. LINDA SULLIVAN HILL – BOARD COURT REPORTER
    2. BRADY & KUNZ – BOARD ATTORNEYS
- 6) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**
  - A) **RESOLUTIONS OF APPROVAL:**
    1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

FDS TOMS RIVER, LLC	BLOCK 605; 606.01; 606.02; 607
ROBERT SHEA, ESQ.	LOTS 421-501; 369-387; 336-420; 247
KENNETH SMITH, PE	ZONE: REDEVELOPMENT AREA
OCTOBER 22, 2021 – DEEMED COMPLETE	AREA: 8 ACRES
FEBRUARY 19, 2021 – TIME TO ACT BY	HOOPER-CAUDINA
FILE NO. PB 21-042 ESCROW NO. P01-743	73,835 SQ. FT. VA OUTPATIENT CLINIC

**7) RECOMMENDATIONS TO TOWNSHIP COUNCIL**

1. RESOLUTION OF THE TOWNSHIP COUNCIL, REQUESTING THE TOWNSHIP PLANNING BOARD REVIEW AND PROVIDE RECOMMENDATIONS AS TO WHETHER BLOCK 658.01 IN DOWNTOWN TOMS RIVER SATISFIES THE CRITERIA TO BE DESIGNATED AS AN AREA IN NEED OF REHABILITATION
2. ORDINANCE OF THE TOWNSHIP COUNCIL AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 348 (LAND USE AND DEVELOPMENT REGULATIONS) OF THE TOWNSHIP CODE REGULATING TREE REPLACEMENT, PLANNED DEVELOPMENTS AND GENERAL DEVELOPMENT PLANS
3. ORDINANCE OF THE TOWNSHIP COUNCIL AMENDING THE REDEVELOPMENT PLAN FOR THE PHASE 1 DOWNTOWN WATERFRONT REDEVELOPMENT AREA, AND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN CORE REHABILITATION AREA AND ROBBINS PARKWAY REDEVELOPMENT AREA, TO DELETE PRIVATE SCHOOLS AS A PERMITTED USE; TO ADD BLOCK 658.01 TO THE DOWNTOWN CORE REHABILITATION AREA, AND TO REMOVE SIZE RESTRICTIONS ON MICROBREWERIES AND ARTISAN DISTILLERIES IN THE DOWNTOWN CORE REDEVELOPMENT PLAN
4. ORDINANCE OF THE TOWNSHIP COUNCIL ADOPTING AMENDMENT #2 TO THE REDEVELOPMENT PLAN FOR THE HOOPER-CAUDINA REDEVELOPMENT AREA PURSUANT TO NJSA 40A:12A-7

**8) VARIOUS APPLICATIONS:**

<p><b>APPLICANT DEVELOPMENT ENGINEER ATTORNEY DATE OF COMPLETION DATE OF EXPIRATION ESCROW ACCT. NO. (IF ANY)</b></p>	<p><b>BLOCK(S) LOT(S) ZONE LOCATION NEAREST CROSS STREET AREA USE/NO. OF LOTS</b></p>
---	---

1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES

<p>JIFFY LUBE INTERNATIONAL INC. DAMIEN DEL DUCA, ESQ. TIM KRATZ, PE SEPTEMBER 30, 2021 – DEEMED COMPLETE JANUARY 28, 2022 – TIME TO ACT BY FILE NO. PB 21-035 ESCROW NO. P01-736</p>	<p>BLOCK 539 LOT 2.04 ZONE: RHB AREA: 0.554 ACRES 1256 INDIAN HEAD ROAD 3,000 SQ FT OIL CHANGE FACILITY</p>
---	---

2. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES

<p>LIFE STORAGE, LP WALTER TOTO, ESQ. PAUL SZMAIDA, LSA OCTOBER 4, 2021 – DEEMED COMPLETE FEBRUARY 1, 2022 – TIME TO ACT BY FILE NO. PB 21-037 ESCROW NO. P01-738</p>	<p>BLOCK 507.02 LOT 32 ZONE: RHB AREA: 6.124 ACRES 777 ROUTE 37 39,174 SQ FT SELF-STORAGE FACILITY</p>
---	--

**9) CLOSE PUBLIC COMMENT**

**10) ADJOURNMENT**

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

F:\PUBLIC\ENGINEERING & COMMUNITY DEVELOPMENT\PLANNING BOARD\AGENDAS\2021 AGENDAS\12 01 21 AGENDA