

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JANUARY 12, 2023 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	_____	ROBERT BIANCHINI	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____	NELS LUTHMAN	_____
DANA TORMOLLAN	_____		

ALTERNATES:

ANTHONY COLUCCI (ALT #1)	_____
ALEXIS BAILEY (ALT #2)	_____
MATTHEW BRAZINSKI (ALT #3)	_____
LEONARD OAKS (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

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7. APPOINTMENT OF ZONING BOARD PROFESSIONALS FOR THE 2023 CALENDAR YEAR

- a) Zoning Board Attorney
- b) Zoning Board Engineer
- c) Zoning Board Planner
- d) Conflict Zoning Board Attorney
- e) Conflict Zoning Board Planner
- f) Zoning Board Court Transcriber
- g) Zoning Board Asst. Secretary

8. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al.
- B. Escrow Voucher for Remington & Vernick Engineers
- C. Escrow Voucher for the Township of Toms River Current Fund for Robert Hudak, P.P., Asst. Twp. & Zoning Board Planner

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of October 27, 2022

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. The Open Door, LLC– 1658 Lakewood Road, Block 364, Lot 22, Appeal #13801- Use (D1) Variance-Approved
- 2. Pamela Cowan– 3224 Beachview Drive, Block 1108.10, Lot 114, Appeal #13802- Bulk Variance-Approved
- 3. Joseph Tardibuono– 29 Caulebra Avenue, Block 1500.10, Lot 8, Appeal #13804- Bulk Variance-Approved
- 4. Diane Marie Rinaldi– 2 Barbados Ave, Block 1500.03, Lot 31, Appeal #13803- Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13807– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 1. | Todd Kazanowsky
80 Bay Breeze Drive
Zone: R-50
April 9, 2023 | Block: 284
Lot: 29
Ben Montenegro, Esq.
ESCROW ACCT# X-23—B01-803 |
|----|---|--|

Applicant is seeking approval to construct a new single family dwelling on an undersized lot. .

Min. Lot Area	-5000 SF required/permitted -4,636 SF proposed
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Min. Lot Depth	-100' required/permitted -67.3' proposed
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Min. Front Yard Setback	-25' required/permitted -20' proposed
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Min. Rear Yard Setback	-20' required/permitted -15.7' proposed
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APPEAL #13808– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 2. | Edward Woram
583 Clifton Avenue
Zone: R-50
March 31, 2023 | Block: 690
Lot: 11
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-804 |
|----|--|--|

Applicant is seeking approval to legitimize an existing 2-story structure located in the rear of the subject property that exceeds the height requirements for an accessory structure.

Min. Accessory Bldg	-16' required/permitted -21' existing
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	-Single Family Use required/permitted -Two Family Use prohibited
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APPEAL #13806– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	James V. Gaven 72 Spray Way Zone: GB March 29, 2023	Block: 921.07 Lot: 7 Michael B. York, Esq. ESCROW ACCT# X-23—B01-802
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Applicant is seeking approval to construct a new single family dwelling on the subject property.

Min. Lot Area	-5000 SF required/permitted -1,500 SF proposed
Min. Lot Depth	-100' required/permitted -30' proposed
Min. Front Yard Setback	-20' required/permitted -3' proposed
Min. Rear Yard Setback	-20' required/permitted -3' proposed
Min. Side Yard Setback	-10' required/permitted -9' proposed western side -4' proposed eastern side
Min. Front Setback Steps & Landing	-3' required/permitted -2' proposed

APPEAL #13810–USE (D4) (FAR) & BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Jorge & Ana Silva 102 West Channel Way Zone: R-B-7 March 29, 2023	Block: 1101.05 Lot: 2.01 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-806
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Applicant is seeking approval to construct an addition to a single family dwelling on the subject property.

Max. Bldg Coverage	-46.2% required/permitted -54.38% proposed
Max. Floor Area Ratio	-0.8 required/permitted -0.96 proposed

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VISIT US AT: tomsrivertownship.com



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