

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**JANUARY 26, 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. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
  - A. General Voucher for Cole Transcription, LLC
- 6. ESCROW REFUND VOUCHERS**
  - A. Refund voucher for Ronald & Diane Rosetto, Block 1076.12, Lot 95
- 7. MINUTES OF THE MEETING**
  - A. Board of Adjustment minutes for the Regular Meeting of November 10, 2022

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
JANUARY 26, 2023**

- 8. RESOLUTIONS OF APPROVAL**
- 9. BOARD ACTION ON APPLICATION**
- 10. PUBLIC COMMENT**
- 11. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

- 1. Todd Kazanowski– 80 Bay Breeze Drive, Block 284, Lot 29, Appeal #13807- Bulk Variance-Approved
- 2. Edward Woram– 583 Clifton Avenue, Block 690, Lot 11, Appeal #13808- Bulk Variance-Approved
- 3. Jorge & Ana Silva – 102 West Channel Way, Block 1101.05, Lot 2.01, Appeal #13810- Use (D4) & Bulk Variance-Approved
- 4. James V. Gaven– 72 Spray Way, Block 921.07, Lot 7, Appeal #13806- Bulk Variance-Approved

**BOARD RESOLUTIONS**

- 1. Resolution/Agreement of the Toms River Zoning Board of Adjustment memorializing the appointment of the Law Firm of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A., as the Zoning Board of Adjustment Attorneys for the period of January 1, 2023 to December 31, 2023.
- 2. Resolution/Agreement of the Toms River Zoning Board of Adjustment memorializing the appointment of Remington & Vernick Engineers Inc., as Zoning Board of Adjustment Engineer for the period of January 1, 2023 to December 31, 2023.
- 3. Resolution/Agreement of the Toms River Zoning Board of Adjustment memorializing the appointment of CME Associates as Zoning Board of Adjustment Conflict Planners for the period of January 1, 2023 to December 31, 2023.
- 4. Resolution/Agreement of the Toms River Zoning Board of Adjustment memorializing the appointment of Cole Transcription, LLC as Zoning Board of Adjustment Court Transcriber for the period of January 1, 2023 to December 31, 2023.
- 5. Resolution of the Zoning Board of Adjustment memorializing the Election of Officers for the Year of 2023.
- 6. Resolution of the Zoning Board of Adjustment memorializing the Appointment of Robert Hudak, P.P., as Zoning Board of Adjustment Planner for the Period of January 1, 2023 to December 31, 2023.

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
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**NEW APPLICATIONS**

APPEAL #13775– USE (D1), BULK VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |                                                                |                                                                                  |
|----|----------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1. | Joseph Thorn<br>2396 Church Road<br>Zone: RR<br>March 21, 2023 | Block: 192.05<br>Lot: 39<br>Timothy Middleton, Esq.<br>ESCROW ACCT# X-23—B01-773 |
|----|----------------------------------------------------------------|----------------------------------------------------------------------------------|

Applicant is seeking Use (D1) variance relief along with Preliminary and Final Major Site Plan approval with bulk variance and design exception relief to legalize an existing single family dwelling and auto repair business at the subject site.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Auto Repair Uses                                                                                                                                                                                        | -Not Permitted<br>-Use as an Auto Repair Business proposed                   |
| One Principal Bldg on Lot                                                                                                                                                                               | -required/permitted<br>-Two Principal Bldgs located on the same lot proposed |
| Min. Side Yard Setback                                                                                                                                                                                  | -20' required/permitted<br>-8.3' & 4.8' proposed                             |
| Min. Side Yard Setback for Storage of Vehicles                                                                                                                                                          | -25' required/permitted<br>-1' proposed                                      |
| No storage of vehicles awaiting service or repair shall be permitted within any yard area and any overnight storage area shall be enclosed with suitable fencing and shall be screened from public view | -Outdoor Storage provided                                                    |
| 50' landscaped buffer required along residential boundary line                                                                                                                                          | -Buffering not provided                                                      |

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