

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

FEBRUARY 23, 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. ANNOUNCEMENTS

a) The application for Patrick Robertelli, 589 North End Avenue, Block 1108.20, Lot 10 for a Bulk Variance will be carried to the Zoning Board meeting of April 27, 2023 at 6:30 pm at the request of the applicant's attorney. Re-notification is not required and the applicant will waive time limitations.

6. ESCROW REFUND VOUCHERS

- A. Refund voucher for Heidi Carley, Block 571.68, Lot 2
- B. Refund voucher for Eileen Bezeg, Block 1099.43, Lot 38

7. RESOLUTIONS OF APPROVAL

8. BOARD ACTION ON APPLICATION

9. PUBLIC COMMENT

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
FEBRUARY 23, 2023**

10. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Steven Belits, Jr. – 1160 Dove Street, Block 445.03, Lot 3, Appeal #13809- Bulk Variance-Approved
2. Nicolas & Paul Auriemma– 221 Eisenhower Ave, Block 1098.39, Lot 10, Appeal #13815- Bulk Variance-Approved

NEW APPLICATIONS

APPEAL #13811– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 1. | James Dolci
523 Barnegat Avenue
Zone: R-40A
May 10, 2023 | Block: 820
Lot: 12
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-807 |
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Applicant is seeking approval to construct a new garage that exceeds the maximum permitted lot coverage for accessory buildings with a solid 6' high fence in a front yard at the subject property.

Max. Bldg Coverage for an Access. Structure	-500 SF required/permitted -1,120 SF proposed
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Max. Bldg Coverage of all Access. Structures on a Subject lot	-1,000 SF required/permitted -1,120 SF proposed
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Fence	-Fence in front yards must be a maximum of 48 inches in height and must be 66% open required/permitted
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-Six-foot solid fence in the front yard - proposed

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BOARD OF ADJUSTMENT
FEBRUARY 23, 2023**

APPEAL #13812– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2.	Michael Erskine 414 Daytona Drive Zone: R-40A May 26, 2023	Block: 1946.01 Lot: 27 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-808
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Applicant is seeking approval to construct a new above ground pool and pool equipment and a six foot high solid fence in one of the front yards of the subject property.

Pool, Front Yard Setback	-9.4' required/permitted -6.2' (Daytona Drive) proposed
Pool Equipment, Front Yard Setback	-9.4' required/permitted -7.9' proposed
Fence	-Fence in front yards must be a maximum of 48 inches in height and must be 66% open required/permitted -Four-foot solid fence in the front yard – (Daytona Drive) proposed

APPEAL #13817– CERTIFICATE OF NON-CONFORMANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Veeder Properties, LLC 3103 Veeder Ave Zone: HB	Block: 1108.25 Lot: 22 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-813
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The applicant is requesting that the Board issue a Certificate of Non-Conformance for a mixed commercial and residential use.

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