

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

FEBRUARY 24, 2022 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	_____
ART BLANK	_____	RICHARD ANGIOLETTI	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
DANA TORMOLLAN (ALT #3)	_____
ALEXIS BAILEY (ALT #4)	_____

- 5. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Dave Modica, Block 540.08, Lot 7
- 6. MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of January 13th and January 27th, 2022
- 7. RESOLUTIONS OF APPROVAL**
- 8. BOARD ACTION ON APPLICATION**
- 9. PUBLIC COMMENT**

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10. ADJOURNMENT

11. DISCUSSION ITEM

RESOLUTIONS OF APPROVAL

1. Nicole Cantone– 72 Serenity Place, Block 533.01, Lot 31.12, Appeal #13758- Bulk Variance-Approved
2. Gregg & Kerry Bailey– 339 Venice Drive, Block 1946.02, Lot 16, Appeal #13756- Bulk Variance-Approved
3. Pefkos Properties, LLC-1725 Lakewood Road, Block 172.04, Lot 26, Appeal #13723-Use (D1) & (D2) Variance, Preliminary & Final Major Site Plan-Approved

NEW APPLICATIONS

APPEAL #13757– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 1. | Aljawann & McKenzie Reed
429 Ilexberry Lane
Zone: R-120
May 23, 2022 | Block: 648.05
Lot: 5
David J. Leone, Esq.
ESCROW ACCT# X-23—B01-757 |
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Applicant proposes to install an in-ground pool and six foot solid fence in the front yard of the subject property.

Pool, Min. Front Yard Setback	-40' required/permitted -25' proposed (Clifton Ave)
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Fence	-Fence in front yards be a maximum of 48 inches in height and must be 66% open required/permitted -Six foot solid fence in front yard proposed (Clifton Ave & Hemlock Hill Drive)
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APPEAL #13759– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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2.	Sean & Carisa Smith 346 West Bay View Drive Zone: R-B-2 May 18, 2022	Block: 922.01 Lot: 41 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-759
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Applicant is seeking approval to install a new in-ground pool in the rear yard and pool equipment in the side yard of the subject property.

Min. Water's Edge Setback to Deck	-20' required/permitted -18.6' proposed
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Pool, Min. Rear Yard Setback	-8' required/permitted -5.4' proposed
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Pool Setback from Principal Building	-8' required/permitted -3.6' proposed
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Pool Equipment Setback	-10' required/permitted -7.4' proposed
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APPEAL #13726 – USE (D1) VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	State Liquors, LLC/Retail, LLC 1922 Hooper Ave Zone: HB March 13, 2022	Block: 192.05 Lots: 1,61 & 78 Joseph D. Coronato, Esq. ESCROW ACCT# X-23—B01-726
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Applicant is proposing constructing a new three story residential building that contains eight (8) 3 bedroom units, eight (8) two-bedroom units, and eight (8) one bedroom units. The site received preliminary site plan approval from the Planning Board in 2008 and final site plan approval in 2009 to permit warehouse uses on the site. In 2018, the applicant received amended preliminary and final site plan approval with variance relief for signage and to increase the size of the Church Road access and open this access to two lane traffic.

Residential Uses are not permitted in The HB zone.	-24 apartments in the HB zone proposed
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DISCUSSION ITEM

The Zoning Board Members to discuss Board Rules and Regulations with regard to absenteeism of Board members

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