

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MARCH 10, 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. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**

A. General Voucher for Cole Transcription, LLC

6. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**

A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al.
B. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for
Twp. of Toms River Current Fund for Robert Hudak. P.P.

7. **ESCROW REFUND VOUCHERS**

A. Refund voucher for Stephen Pook, Block 940.05, Lot 7

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

RESOLUTIONS OF APPROVAL

- 1. Aljawann & McKenzie Reed– 429 Ilexberry Lane, Block 648.05, Lot 5, Appeal #13757- Bulk Variance-Approved
- 2. Sean & Carisa Smith– 346 West Bay View Drive, Block 922.01, Lot 41, Appeal #13759- Bulk Variance-Approved

STATUTORY EXTENSION OF TIME

APPEAL #13767 – STATUTORY EXTENSION OF TIME– PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- 1. St. Mary of the Lake Block: 145
70 Honey Locust Drive Lot: 9
Zone: RR Doug DeVincens, Esq.

Applicant is seeking a time extension for a Minor Subdivision approved to subdivide three lots and to reduce the size of the existing cemetery use. This application was previously approved through the memorialization of a Resolution adopted on April 8, 2021.

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NEW APPLICATIONS

APPEAL #13760– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2. Louis & Marisa Avolio Block: 1946.03
 353 Fort Meyers Court Lot: 30
 Zone: R-40A Robert C. Shea, Esq.
 May 24, 2022 ESCROW ACCT# X-23—B01-760

Applicant seeks approval to expand the existing deck in the rear yard of the subject property.

Min. Water's Edge Setback -20' required/permitted
to Deck -6.44' proposed

Deck Extension Rear Yard -No more than 7' required/permitted
 -9.56' proposed

A/C Unit -4' required/permitted
 -3.07' & 3.9' provided

APPEAL #13762– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3. Jeff Lenox Block: 700
 118 Maple Street Lot: 8
 Zone: R-90 Joseph D. Coronato, Esq.
 June 17, 2022 ESCROW ACCT# X-23—B01-762

Applicant is seeking approval to construct a new rear addition and a new covered front landing at the subject property.

Landings with Roof, Front -40' required/permitted
Yard Setback -35.64' proposed

Min. Side Yard Setback -10' required/permitted
 -7.48' proposed

Min. Combine Side Yard -25' total required/permitted
Setback -15.33' proposed

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APPEAL #13751 – USE (D3 VARIANCE, MINOR SUBDIVISION & MINOR SITE PLAN
– PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 4. | Ocean Bay Holdings, LLC
138 & 120 Kittiwake Ave
3241,3245 & 3249 Route
35 NB
Zone: GB
May 5, 2022 | Block: 934; 1109.19
Lots: 1,2,4,5; 1
John J. Jackson, Esq.
ESCROW ACCT# X-23—B01-751 |
|----|--|---|

Applicant is seeking approval for a Minor Subdivision (consolidating five existing lots into two lots) a D(3) Use Variance for an existing boat yard that does not comply with the conditions outlined in the Township Code and the expansion of a non-conforming use, Minor Site Plan approval and bulk variance relief for a side yard setback.

- | | |
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| Min. Front Yard Setback for
Boat Yard Buildings | -50' required/permitted
-20.1' (West Tuna Way)
-35.1' (Route 35 North)
-20.2' (Kittiwake Ave)
-21.5' (Route 35 South) proposed |
| Boat Storage Setback | -35' Street Line/20' property line -
required/permitted
-Less than 35' from West Tuna Way,
Kittiwake Ave & Route 35 South -
Less than 20' from Block 934, Lot 3 and
Block 1109.19, Lot 2 -proposed |
| Min. Side Yard Setback | -10' required/permitted
-1.8' proposed |

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