

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

MARCH 16, 2022

6:00 p.m.

- 1) **MEETING CALLED TO ORDER**
- 2) **FLAG SALUTE**
- 3) **CHAIRMAN'S STATEMENT - N.J. OPEN PUBLIC MEETINGS ACT**
- 4) **ROLL CALL AND DECLARATION OF QUORUM**

PAUL WNEK _____	DAVID CICOZZI _____
MATT JANORA _____	JOHN SOLLY _____
BRIAN BOECKEL _____	RONALD HEINZMAN _____
MATT YEZZI _____	ANN HAMMILL-PASQUA _____
STEPHANIE SEVASTAKIS _____	

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

- 5) **ADOPT MEETING MINUTES**

JANUARY 5, 2022
JANUARY 19, 2022
FEBRUARY 2, 2022
FEBRUARY 16, 2022

- 6) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**

- A) **RESOLUTIONS OF APPROVAL:**

1. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE MARCH 2, 2022 MEETING

SAM & PAUL DRYWALL	BLOCK 2
SALVATORE ALFIERI, ESQ.	LOTS 3080-3089
IAN BORDEN, PE	ZONE: I
DECEMBER 23, 2021 – DEEMED COMPLETE	AREA: 4 ACRES
APRIL 22, 2022 – TIME TO ACT BY	534 WHITESVILL ROAD
FILE NO. PB 21-049 ESCROW NO P01-750	BULK STORAGE

2. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE MARCH 2, 2022 MEETING

NABELL KHAN	BLOCK 840
HARVEY YORK, ESQ.	LOT 21 & 22
MATTHEW HOCKENBURY, PE	ZONE: R-40A
NOVEMBER 22, 2021 – DEEMED COMPLETE	AREA: 12,000 SQ FT
MARCH 22M 2022 – TIME TO ACT BY	603 McKINLEY AVE
FILE NO PB 21-041 ESCROW NO P01-742	3 LOTS

3. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE MARCH 2, 2022 MEETING

ESTATE OF THEODORE BARNETT	BLOCK 1097.54
HARVEY YORK, ESQ.	LOT 59 & 60
MATTHEW HOCKENBURY, PE	ZONE: R-40W
JANAURY 25, 2022 – DEEMED COMPLETE	AREA: 5,760 SQ FT
MAY 25, 2022 – TIME TO ACT BY	410 EISENHOWER AVE.
FILE NO PB 21-054 ESCROW NO P01-755	2 LOTS

4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE MARCH 2, 2022 MEETING

DAN-D INC.	BLOCK 404
HARVEY YORK, ESQ.	LOT 58.01
DAVID WISOTSKY, PE	ZONE: HB
NOVEMBER 19, 2021 – DEEMED COMPLETE	AREA: 27.18 ACRES
MARCH 19, 2022 – TIME TO ACT BY	2 ROUTE 37 WEST
FILE NO PB 21-045 ESCROW NO P01-746	

7) VARIOUS APPLICATIONS:

APPLICANT	BLOCK(S)
DEVELOPMENT	LOT(S)
ENGINEER	ZONE
ATTORNEY	LOCATION
DATE OF COMPLETION	NEAREST CROSS STREET
DATE OF EXPIRATION	AREA
ESCROW ACCT. NO. (IF ANY)	USE/NO. OF LOTS

1. REQUEST FOR ADMINIATRATIVE APPROVAL – PUBLIC NOTICE NOT REQUIRED

DMK DEVELOPMENT/TRACTOR SUPPLY STORE	BLOCK 145.01
HARVEY YORK, ESQ.	LOT 1.05
JOSHUA SEWALD, PE	ZONE: RHB
ESCROW NO. P01-529	80 ROUTE 70
	OUTDOOR DISPLAY OF MOTOR VECHICLES

2. AMENDED RESOLUTION – PUBLIC NOTICE REQUIRED

PATSY AVERSA
 HARVEY YORK, ESQ.
 FILE NO. PB 20-010 ESCROW NO P01-650

BLOCK 1016
 LOT 4
 ZONE: GB
 1950 ROUTE 35 N
 CHANGE OF BUSINESS HOURS

3. PRELIMINARY & FINAL MAJOR SUBDIVISION CARRIED FROM THE MARCH 2, 2022 MEETING – NO TESTIMONY HEARD – PUBLIC RE-NOTICE NOT REQUIRED

MARBLE ARCH HOMES
 HARVEY YORK, ESQ.
 BRIAN MURPHY, PE
 JANUARY 4, 2022- DEEMED COMPLETE
 MAY 4, 2022 – TIME TO ACT BY
 FILE NO. PB 21-050 ESCROW NO P01-751

BLOCK 410
 LOT 25
 ZONE: RHB-AH9
 AREA: 22.48 ACRES
 LAKEWOOD RD & CLAYTON AVE.
 4 LOTS

4. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

SHORE INVESTMENTS LLC
 DENNIS FRANCIS, ESQ.
 MATHEW WILDER, PE
 JANUARY 21, 2022 – DEEMED COMPLETE
 MAY 21, 2022 – TIME TO ACT BY
 FILE NO PB 21-055 ESCROW NO P01-756

BLOCK 940.05
 LOT 10 & 11
 ZONE: GB
 AREA: 5,217 SQ FT
 3190 ROUTE 35
 2 LOTS

5. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

71 ROUTE 37 EAST LLC
 HARVEY YORK, ESQ.
 WILLIAM STEVENS, PE
 FEBRUARY 9, 2022 – DEEMED COMPLETE
 JUNE 9, 2022 – TIME TO ACT BY
 FILE NO PB 22-003 ESCROW NO P01-759

BLOCK 644
 LOT 1 & 41
 ZONE: HB
 AREA: 3.28 ACRES
 71 ROUTE 37 EAST
 VEHICLE STORAGE & DISPLAY

8) CLOSE PUBLIC COMMENT**9) ADJOURNMENT**

SPECIAL ACCOMMODATIONS, PLEASE CONTACT (732) 341-1000 x 8200.

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