

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

APRIL 6, 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) APPROVE PURCHASE ORDERS FOR PAYMENT**
 - A. ESCROW BILLING – BOARD PROFESSIONALS**
 1. REMINGTON & VERNICK – BOARD ENGINEERS
 2. BRADY & KUNZ – BOARD ATTORNEYS
 3. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
 - B. GENERAL BILLING – BOARD PROFESSIONALS**
 1. BRADY & KUNZ – BOARD ATTORNEYS
 2. LINDA SULLIVAN HILL – BOARD COURT REPORTER

6) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**A) RESOLUTIONS OF APPROVAL:**

1. REQUEST FOR ADMINISTRATIVE APPROVAL – APPROVED AT THE MARCH 16, 2022 MEETING

| | |
|--------------------------------------|-----------------------------------|
| 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 VEHICLES |

2. AMENDED RESOLUTION – APPROVED AT THE MARCH 16, 2022 MEETING

| | |
|--------------------------------------|--------------------------|
| PATSY AVERSA | BLOCK 1016 |
| HARVEY YORK, ESQ. | LOT 4 |
| FILE NO. PB 20-010 ESCROW NO P01-650 | ZONE: GB |
| | 1950 ROUTE 35 N |
| | CHANGE OF BUSINESS HOURS |

3. PRELIMINARY & FINAL MAJOR SUBDIVISION - APPROVED AT THE MARCH 16, 2022 MEETING

| | |
|--------------------------------------|----------------------------|
| MARBLE ARCH HOMES | BLOCK 410 |
| HARVEY YORK, ESQ. | LOT 25 |
| BRIAN MURPHY, PE | ZONE: RHB-AH9 |
| JANUARY 4, 2022- DEEMED COMPLETE | AREA: 22.48 ACRES |
| MAY 4, 2022 – TIME TO ACT BY | LAKESIDE RD & CLAYTON AVE. |
| FILE NO. PB 21-050 ESCROW NO P01-751 | 4 LOTS |

4. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE MARCH 16, 2022 MEETING

| | |
|-------------------------------------|---------------------------|
| 71 ROUTE 37 EAST LLC | BLOCK 644 |
| HARVEY YORK, ESQ. | LOT 1 & 41 |
| WILLIAM STEVENS, PE | ZONE: HB |
| FEBRUARY 9, 2022 – DEEMED COMPLETE | AREA: 3.28 ACRES |
| JUNE 9, 2022 – TIME TO ACT BY | 71 ROUTE 37 EAST |
| FILE NO PB 22-003 ESCROW NO P01-759 | VEHICLE STORAGE & DISPLAY |

5. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE MARCH 16, 2022 MEETING

| | |
|-------------------------------------|-------------------|
| SHORE INVESTMENTS LLC | BLOCK 940.05 |
| DENNIS FRANCIS, ESQ. | LOT 10 & 11 |
| MATHEW WILDER, PE | ZONE: GB |
| JANUARY 21, 2022 – DEEMED COMPLETE | AREA: 5,217 SQ FT |
| MAY 21, 2022 – TIME TO ACT BY | 3190 ROUTE 35 |
| FILE NO PB 21-055 ESCROW NO P01-756 | 2 LOTS |

7) REVIEW OF STREET VACATION

OCEAN VENTURES INC. – PART OF MINNESOTA AVE. AND ALL OF OREGON AVE.

8) VARIOUS APPLICATIONS:

| APPLICANT DEVELOPMENT ENGINEER ATTORNEY DATE OF COMPLETION DATE OF EXPIRATION ESCROW ACCT. NO. (IF ANY) | BLOCK(S) LOT(S) ZONE LOCATION NEAREST CROSS STREET AREA USE/NO. OF LOTS |
|---|---|
| 1. MINOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED | |
| AMERIGAS PROPANE LP DUNCAN PRIME, ESQ. MATTHEW BERSCH, PE MARCH 3, 2022 – DEEMED COMPLETE APRIL 17, 2022 – TIME TO ACT BY FILE NO. PB 22-008 ESCROW NO P01-764 | BLOCK 815 LOT 41 ZONE: HB AREA: 4.18 ACRES 2303 ROUTE 37 EAST PROPANE TANK KIOSK/SALES |
| 2. MINOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED | |
| AMERIGAS PROPANE LP DUNCAN PRIME, ESQ. MATTHEW BERSCH, PE MARCH 3, 2022 – DEEMED COMPLETE APRIL 17, 2022 – TIME TO ACT BY FILE NO. PB 22-008 ESCROW NO P01-764 | BLOCK 421 LOT 18 ZONE: HB AREA: 2.004 ACRES 1166 FISCHER BLVD PROPANE TANK KIOSK/SALES |
| 3. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED | |
| 2121 LAKEWOOD ROAD LLC ADAM PFEFFER, ESQ. CHRISTOPHER ROSATI, PE JANUARY 27, 2022 – DEEMED COMPLETE MAY 27, 2022 – TIME TO ACT BY FILE NO. PB 21-046 ESCROW NO. P01-747 | BLOCK 173 LOT 3 ZONE: RHB AREA: 1.36 ACRES 2121 LAKEWOOD ROAD 17,443 SQ FT OFFICE/8003 SQ FT WAREHOUSE |
| 4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED | |
| VOSPER SERVICE CENTER, LLC PETER LOFFREDO, ESQ. RICHARD RAMIREZ, PE FEBRUARY 7, 2022 – DEEMED COMPLETE JUNE 7, 2022 – TIME TO ACT BY FILE NO PB 22-002 ESCROW NO P01-758 | BLOCK 1501.10 LOT 10 & 11 ZONE: HB AREA: 0.69 ACRES 924 FISCHER BLVD. 2,500 SQ FT AUTO REPAIR FACILITY |
| 5. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED | |
| INTERSTATE COMMERCIAL REAL ESTATE KEITH DAVIS, ESQ. CLIFTON QUAY, PE FEBRUARY 28, 2022 – DEEMED COMPLETE JULY 8, 2022 – TIME TO ACT BY FILE NO PB 22-004 ESCROW NO P01-760 | BLOCK 723 LOT 2 ZONE: HB AREA: 30,363 SQ FT 465 ROUTE 37 EAST 2,325 SQ FT RESTAURANT |

9) CLOSE PUBLIC COMMENT

10) ADJOURNMENT

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

F:\PUBLIC\ENGINEERING & COMMUNITY DEVELOPMENT\PLANNING BOARD\AGENDAS\ 2022 AGENDAS\04 06 22 AGENDA