

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**APRIL 14, 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. ANNOUNCEMENTS**

a) The application for Nick Bruno, 103 Tiller Drive, Block 724.04, Lots 254, 255 for a Bulk Variance has been carried to the meeting of April 28, 2022 at 6:30 pm for insufficient service. Re-notification is required.

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

A. General Voucher for Hierung, Dupignac & Stanzione, et al

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

A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
APRIL 14, 2022**

**8. MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for the Regular Meetings of February 24, 2022 & March 10, 2022

**9. RESOLUTIONS OF APPROVAL**

**10. BOARD ACTION ON APPLICATION**

**11. PUBLIC COMMENT**

**12. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

- 1. Angelo W. Severino– 6 Pilot Road, Block 235.26, Lot 27, Appeal #13765- Bulk Variance-Approved



**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
APRIL 14, 2022**

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

- |    |  |   |
|----|--|---|
| 3. | Ocean Bay Holdings, LLC<br>138 & 120 Kittiwake Ave<br>3241,3245 & 3249 Route<br>35 NB<br>Zone: GB<br>May 5, 2022 | Block: 934; Lots 1,2,4,5<br>Block: 1109.19 Lot: 1<br>John J. Jackson, Esq.<br>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.

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

VISIT US AT: [tomsrivertownship.com](http://tomsrivertownship.com)



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