

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**APRIL 19, 2023**

**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 \_\_\_\_\_  
BRIAN BOECKEL \_\_\_\_\_  
MATT YEZZI \_\_\_\_\_  
STEPHANIE SEVASTAKIS \_\_\_\_\_

DAVID CICOZZI \_\_\_\_\_  
JOHN SOLLY \_\_\_\_\_  
ANN HAMMILL-PASQUA \_\_\_\_\_  
RONALD HEINZMAN \_\_\_\_\_

JACK REUTHER (ALTERNATE NO. 1) \_\_\_\_\_  
ROBERT ROWE (ALTERNATE NO. 2) \_\_\_\_\_

- 5) ADOPT MEETING MINUTES**

JANUARY 4, 2023  
JANUARY 18, 2023  
FEBRUARY 1, 2023  
FEBRUARY 15, 2023

- 6) APPROVE PURCHASE ORDERS FOR PAYMENT**

**A. ESCROW BILLING – BOARD PROFESSIONALS**

1. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
2. BRADY & KUNZ – BOARD ATTORNEYS
3. REMINGTON & VERNICK - BOARD ENGINEERS

**B. GENERAL FUND BILLING – BOARD PROFESSIONALS**

1. BRADY & KUNZ – BOARD ATTORNEY
2. HILL & ASSOCIATES – BOARD COURT REPORTER

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

**A) RESOLUTIONS OF APPROVAL**

1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE MARCH 15, 2023 MEETING

1482 OFFICE PARK, LLC ROBERT SHEA, ESQ. JEFFREY CARR, PE JANUARY 4, 2023 – DEEMED COMPLETE MAY 4, 2023 – TIME TO ACT BY FILE NO PB 22-0749 ESCROW NO P01-812 STORAGE	BLOCK 412.41 LOT 14 & 15 ZONE: LI AREA: 3.977 ACRES 1472 LAKEWOOD ROAD WAREHOUSE OFFICE & SELF
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2. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE MARCH 15, 2023 MEETING

MAPLE ASH, LLC MICHAEL YORK, ESQ. BRIAN MURPHY, PE FEBRUARY 7, 2023 – DEEMED COMPLETE JUNE 7, 2023 – TIME TO ACT BY FILE NO PB 22-050 ESCROW NO P01-813	BLOCK 472 LOT 13 ZONE: I AREA: 4.316 ACRES 1520 ROUTE 37WEST 34,855 SQ FT ADDITION
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**8) RECOMMENDATION TO TOWNSHIP COUNCIL**

ORDINANCE OF THE TOWNSHIP COUNCIL, ADOPTING AMENDMENT NO. 3 TO THE HOOPER-CAUDINA REDEVELOPMENT PLAN.

**9) VARIOUS APPLICATIONS:**

<b>APPLICANT</b> <b>DEVELOPMENT</b> <b>ENGINEER</b> <b>ATTORNEY</b> <b>DATE OF COMPLETION</b> <b>DATE OF EXPIRATION</b> <b>ESCROW ACCT. NO. (IF ANY)</b>	<b>BLOCK(S)</b> <b>LOT(S)</b> <b>ZONE</b> <b>LOCATION</b> <b>NEAREST CROSS STREET</b> <b>AREA</b> <b>USE/NO. OF LOTS</b>
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1. CONDITIONAL USE / MINOR SITE PLAN – PUBLIC NOTICE REQUIRED

CELLCO P'SHIP D/B/A VERIZON WIRELESS RICHARD SCHKOLNICK, ESQ. RONALD IGNERI, PE FILE NO. PB 22-011 ESCROW NO P01-767	BLOCK 944.31 LOT 12 ZONE: GB 3131 ROUTE 35 N
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2. RESCIND PRIOR RESOLUTION OF APPROVAL – AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION –PUBLIC NOTICE REQUIRED

STONEHILL AT TOMS RIVER LLC  
STEPHAN LEONE, ESQ.  
STUART CHALLONER, PE  
FILE NO PB 22-031 ESCROW NO P01-790

BLOCK 535.08  
LOTS 35.05 THRU 35.18  
ZONE: R-90 & VO  
PATRICK COURT

3. MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

JAMES CONROY  
HARVEY YORK, ESQ.  
MATHEW WILDER, PE  
MARCH 20.2023 – DEEMED COMPLETE  
JULY 18, 2023 – TIME TO ACT BY  
FILE NO PB 23-003 ESCROW NO P01-816

BLOCK 393.03  
LOT 15  
ZONE: R-400  
AREA: 4.342 ACRES  
1660 NORTH BAY AVE.  
2 LOTS

**10) CLOSE PUBLIC COMMENT**

**11) ADJOURNMENT**

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

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