

**TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA**

**PLANNING BOARD MEETING**

**APRIL 20, 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) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**

**A) RESOLUTIONS OF APPROVAL:**

- 1. 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

- 2. MINOR SITE PLAN – APPROVED AT THE APRIL 6, 2022 MEETING

AMERIGAS PROPANE LP	BLOCK 815
DUNCAN PRIME, ESQ.	LOT 41
MATTHEW BERSCH, PE	ZONE: HB
MARCH 3, 2022 – DEEMED COMPLETE	AREA: 4.18 ACRES
APRIL 17, 2022 – TIME TO ACT BY	2303 ROUTE 37 EAST
FILE NO. PB 22-008 ESCROW NO P01-764	PROPANE TANK KIOSK/SALES

3. MINOR SITE PLAN – APPROVED AT THE APRIL 6, 2022 MEETING

AMERIGAS PROPANE LP	BLOCK 421
DUNCAN PRIME, ESQ.	LOT 18
MATTHEW BERSCH, PE	ZONE: HB
MARCH 3, 2022 – DEEMED COMPLETE	AREA: 2.004 ACRES
APRIL 17, 2022 – TIME TO ACT BY	1166 FISCHER BLVD
FILE NO. PB 22-008 ESCROW NO P01-764	PROPANE TANK KIOSK/SALES

4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE APRIL 6, 2022 MEETING

2121 LAKEWOOD ROAD LLC	BLOCK 173
ADAM PFEFFER, ESQ.	LOT 3
CHRISTOPHER ROSATI, PE	ZONE: RHB
JANUARY 27, 2022 – DEEMED COMPLETE	AREA: 1.36 ACRES
MAY 27, 2022 – TIME TO ACT BY	2121 LAKEWOOD ROAD
FILE NO. PB 21-046 ESCROW NO. P01-747	17,443 SQ FT OFFICE/8003 SQ FT WAREHOUSE

5. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE APRIL 6, 2022 MEETING

VOSPER SERVICE CENTER, LLC	BLOCK 1501.10
PETER LOFFREDO, ESQ.	LOT 10 & 11
RICHARD RAMIREZ, PE	ZONE: HB
FEBRUARY 7, 2022 – DEEMED COMPLETE	AREA: 0.69 ACRES
JUNE 7, 2022 – TIME TO ACT BY	924 FISCHER BLVD.
FILE NO PB 22-002 ESCROW NO P01-758	2,500 SQ FT AUTO REPAIR FACILITY

**6) COURTESY REVIEW OF CAPITAL IMPROVEMENT PROJECTS**

TOWNSHIP OF TOMS RIVER – POLICE DEPARTMENT IMPROVEMENTS DIGITAL RADIO SYSTEMS.

**7) VARIOUS APPLICATIONS:**

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

1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – CARRIED FROM THE APRIL 6<sup>TH</sup> MEETING – TESTIMONY HEARD – RE-NOTICE NOT NOTICE REQUIRED

INTERSTATE COMMERCIAL REAL ESTATE	BLOCK 723
KEITH DAVIS, ESQ.	LOT 2
CLIFTON QUAY, PE	ZONE: HB
FEBRUARY 28, 2022 – DEEMED COMPLETE	AREA: 30,363 SQ FT
JULY 8, 2022 – TIME TO ACT BY	465 ROUTE 37 EAST
FILE NO PB 22-004 ESCROW NO P01-760	2,325 SQ FT RESTAURANT

2. EXTENSION OF TIME – AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION – PUBLIC NOTICE REQUIRED

RALPH APONTE & DAVID BRENNAN	BLOCK 693
STURAT CHALLONER, PE	LOT 20 & 56
P01-011	695 & 696 BROOKSIDE DR
	6 LOTS

3. CONDITIONAL USE / MINOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED

CELLCO PARTNERSHP D/B/A VERIZON WIRELESS	BLOCK 1001
RICHARD SCHKOLNICK, ESQ.	LOT 158 & 158.01
RONALD IGNERI, PE	ZONE: MF-16
MARCH 15, 2022 – DEEMED COMPLETE	1 2 <sup>ND</sup> AVENUE
JUNE 18, 2022 – TIME TO ACT BY	TEMPORARY CELLULAR ANTENNAS

4. CONDITIONAL USE / MINOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED

CELLCO PARTNERSHP D/B/A VERIZON WIRELESS	BLOCK 944.31
RICHARD SCHKOLNICK, ESQ.	LOT 12
RONALD IGNERI, PE	ZONE: GB
MARCH 15, 2022 – DEEMED COMPLETE	3131 ROUTE 35 NB
JUNE 18, 2022 – TIME TO ACT BY	TEMPORARY CELLULAR ANTENNAS

5. MINOR SITE PLAN WITH VARIANCES – CARRIED FROM THE FEBRUARY 16<sup>TH</sup> MEETING – NO TESTIMONY HEARD – RE-NOTICE NOT REQUIRED

KATHLEEN ERBE HALBING	BLOCK 574
ROBERT SHEA, ESQ.	LOT 8
MATHEW WILDER, PE	ZONE: RC
NOVEMBER 8, 2021 – DEEMED COMPLETE	AREA: .463 ACRES
JUNE 1, 2022 – TIME EXTENDED	219 OAK AVENUE
FILE NO. PB 21-027 ESCROW NO P01-728	CHANGE OF USE

6. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

BJs WHOLSALE CLUB INC.	BLOCK 506.03
GEORGE MATTEO, ESQ.	LOT 34
AHMAD TAMOUIS, PE	ZONE: RHB
FEBRUARY 23, 2022 – DEEMED COMPLETE	AREA: 24.5 ACRES
JUNE 23, 2022 – TIME TO ACT BY	941 ROUTE 37 WEST
FILE NO PB 22-001 ESCROW NO P01-757	GAS STATION & PROPANE SALES

**8) CLOSE PUBLIC COMMENT**

**9) ADJOURNMENT**

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

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