

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

MAY 3, 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) _____

ANNOUNCEMENT

THE MINOR SITE PLAN APPLICATION OF AMY & NATE HOMMEL, BLOCK 794.08, LOT 5, KNOWN AS 3011 ROUTE 37, HAS BEEN RESCHEDULED TO THE JUNE 21, 2023 BOARD MEETING. NO FURTHER PUBLIC NOTICE REQUIRED

- 5) 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

6) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS

A) RESOLUTIONS OF APPROVAL

1. CONDITIONAL USE / MINOR SITE PLAN – APPROVED AT THE APRIL 19, 2023 MEETING

CELLCO P'SHIP D/B/A VERIZON WIRELESS	BLOCK 944.31
RICHARD SCHKOLNICK, ESQ.	LOT 12
RONALD IGNERI, PE	ZONE: GB
FILE NO. PB 22-011 ESCROW NO P01-767	3131 ROUTE 35 N

2. RESCIND PRIOR RESOLUTION OF APPROVAL – AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION –APPROVED AT THE APRIL 19, 2023 MEETING

STONEHILL AT TOMS RIVER LLC	BLOCK 535.08
STEPHAN LEONE, ESQ.	LOTS 35.05 THRU 35.18
STUART CHALLONER, PE	ZONE: R-90 & VO
FILE NO PB 22-031 ESCROW NO P01-790	PATRICK COURT

3. MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE APRIL 19, 2023 MEETING

JAMES CONROY	BLOCK 393.03
HARVEY YORK, ESQ.	LOT 15
MATHEW WILDER, PE	ZONE: R-400
MARCH 20.2023 – DEEMED COMPLETE	AREA: 4.342 ACRES
JULY 18, 2023 – TIME TO ACT BY	1660 NORTH BAY AVE.
FILE NO PB 23-003 ESCROW NO P01-816	2 LOTS

7) REVIEW OF CAPITAL IMPROVEMENT PROJECT

COUNTY OF OCEAN – GENERATOR UPGRADES

8) 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. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SUBDIVISION – PUBLIC NOTICE REQUIRED

CLEARBROOK HOMES LLC	BLOCK 693
GREGORY HOCK, ESQ.	LOT 25 & 26
ANDREW FRENCH, PE	ZONE: R-120
FILE NO PB 20-016 ESCROW NO. P01-663	830 WEST BRIAR

2. PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED

OCEAN VENTURE INC.
RICHARD STANZIONE, ESQ.
KENNETH SCHLATMANN, PE
APRIL 4, 2023 – DEEMED COMPLETE
AUGUST 2, 2023 – TIME TO ACT BY
FILE NO. PB 20-013 ESCROW NO. P01-657

BLOCK 542
LOTS 1-34
ZONE: R-90
AREA: 1.423 ACRES
14 SOUTH DAKOTA AVE.
8 LOTS

9) CLOSE PUBLIC COMMENT

10) APPOINT BOARD CONFLICT ATTORNEY

11) ADJOURNMENT

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

F:\PUBLIC\ENGINEERING & COMMUNITY DEVELOPMENT\PLANNING BOARD\AGENDAS\ 2023 AGENDAS\05 03 23 AGENDA