

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

MAY 4, 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 _____
MATT JANORA _____
BRIAN BOECKEL _____
MATT YEZZI _____
STEPHANIE SEVASTAKIS _____

DAVID CICCOZZI _____
JOHN SOLLY _____
RONALD HEINZMAN _____
ANN HAMMILL-PASQUA _____

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

ANNOUNCEMENT

THE APPLICATION OF K & K DEVELOPERS INC., FOR A PRELIMINARY & FINAL MAJOR SUBDIVISION WITH VARIANCES, BLOCK 410, LOT 30.02, HAS BEEN RESCHEDULED TO THE JUNE 1, 2022 MEETING – NO FURTHER PUBLIC NOTICE REQUIRED

- 5) **APPROVE PURCHASE ORDERS FOR PAYMENT**
 - A. **ESCROW BILLING – BOARD PROFESSIONALS**
 1. REMINGTON & VERNICK – BOARD ENGINEERS
 2. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
- 6) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**
 - A) **RESOLUTIONS OF APPROVAL:**

1. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE APRIL 20, 2022 MEETING

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| 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 |
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2. EXTENSION OF TIME – AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISON –APPROVED AT THE APRIL 20, 2022 MEETING

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| RALPH APONTE & DAVID BRENNAN STURAT CHALLONER, PE P01-011 | BLOCK 693 LOT 20 & 56 695 & 696 BROOKSIDE DR 6 LOTS |
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3. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE APRIL 20, 2022 MEEETING

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| KATHLEEN ERBE HALBING ROBERT SHEA, ESQ. MATHEW WILDER, PE NOVEMBER 8, 2021 – DEEMED COMPLETE JUNE 1, 2022 – TIME EXTENDED FILE NO. PB 21-027 ESCROW NO P01-728 | BLOCK 574 LOT 8 ZONE: RC AREA: .463 ACRES 219 OAK AVENUE CHANGE OF USE |
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4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE APRIL 20, 2022 MEETING

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

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| 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 |
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1. REQUEST FOR DESIGN WIAVER – PUBLIC NOTICE NOT REQUIRED

AUDREY IMPAGLIA
FILE NO PB 22-018 ESCROW NO P01-775

BLOCK 722
LOT 108
1401 ROUTE 37 EAST
SPECIAL EVENT TENT

2. EXTENSION OF TIME – PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE REQUIRED

TOMS RIVER MERCHANT SOLAR, LLC
STEVEN GOVIN, ESQ.
FILE NO. PB 19-030 ESCROW P01-606

BLOCK 411
LOT 6.02 & 6.03
ZONE: I
1298 ROUTE 37 W

3. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

HOOPER AVE PROPERTIES LLC
ABOYOUN DOBBS ,ESQ.
JOHN LORD, PE
MARCH 28, 2022 – DEEMED COMPLETE
JULY 26, 2022 – TIME TO ACT BY
FILE NO PB 21-053 ESCROW NO P01-754

BLOCK 397.02
LOT 2
ZONE: HB
AREA: 20,000 SQ FT
1854 HOOPER AVE.
AUTO RENTAL & SALES FACILITY

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

HUTTON ST 17, LLC
DAMIEN DEL DUCA, ESQ.
WILLIAM GILMORE, PE
MARCH 21, 2022 – DEEMED COMPLETE
JULY 19, 2022 – TIME TO ACT BY
FILE NO PB 22-006 ESCROW NO P01-762

BLOCK 411
LOT 129
ZONE: RHB
AREA: 1.101 ACRES
730 ROUTE 37 WEST
5,194 SQ FT CAR WASH

8) CLOSE PUBLIC COMMENT**9) ADJOURNMENT**

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

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