

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MAY 11, 2023 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	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____	NELS LUTHMAN	_____
DANA TORMOLLAN	_____		

ALTERNATES:

ANTHONY COLUCCI (ALT #1)	_____
ALEXIS BAILEY (ALT #2)	_____
MATTHEW BRAZINSKI (ALT #3)	_____
LEONARD OAKS (ALT #4)	_____

5. ANNOUNCEMENTS

a) The application for Ryan Mulhollem, et al, 715 Buchanan Street, Block 846, Lot 8 for a Certificate of Non-Conformance will be carried to the Zoning Board meeting of May 25, 2023 at 6:30 pm at the request of the applicant. Re-notification is not required and the applicant will waive time limitations.

6. MINUTES OF THE MEETING

A. Board of Adjustment minutes for the Regular Meeting of March 9, 2023

7. RESOLUTIONS OF APPROVAL

8. BOARD ACTION ON APPLICATION

9. PUBLIC COMMENT

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10. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Patrick Robertelli– 589 North End Ave, Block 1108.20, Lot 10, Appeal #13780- Bulk Variance-Approved
2. Greg & Rochelle Larsen– 21 Central Ave, Block 686, Lot 243, Appeal #13826- Bulk Variance-Approved
3. Mari-Mar Harbor, Inc.– 268 Harbor Court, Block 881, Lots 18, 18.01 Appeal #13821- Bulk Variance-Approved
4. William J. Spina– 15 Second Ave, Block 1001, Lot 180, Appeal #13823- Bulk Variance-Approved
5. Michael & Catherine Keenan– 19 Channel Road, Block 235.22, Lot 13, Appeal #13825- Bulk Variance-Approved
6. Edward & Nancy Duenskie– 102 San Diego Road, Block 944.03, Lot 5, Appeal #13813- Bulk Variance-Approved

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NEW APPLICATIONS

APPEAL #13827– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

1. Sabrina Teresa Sorrentino Block: 1108.10
 3244 Beachview Drive Lot: 135
 Zone: R-50 Harvey L. York, Esq.
 July 14, 2023 ESCROW ACCT# X-23—B01-823

Applicant is seeking approval to construct a new in-ground pool in the rear yard, install new pool equipment in the side yard and legalize an existing shed and mechanicals in the side yards of the subject property.

Pool, Rear Yard Setback	-8' required/permitted -6' proposed
Min. Pool Equipment Setback	-10' required/permitted -6' proposed
Min. Pool to Bldg Setback	-8' required/permitted -5.4' proposed
Min. Above Ground Mechanicals Side Yard Setback	-4' required/permitted -2' proposed (western side) -1.9' proposed (eastern side)
Shed, Min. Side Yard Setback	-3' required/permitted -0.7' proposed
Min. Principal Bldg to Accessory Bldg Setback	-1 required/permitted -0' proposed
Max. Bldg Coverage	-35% required/permitted -39.1% proposed
Max. Impervious Coverage	-70% required/permitted -87.2% proposed

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