

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

MAY 25, 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. EXECUTIVE SESSION**
- 6. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Voucher for Cole Transcription, LLC
- 7. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Rothstein, Mandell, Strohm, et al
 - B. Escrow Voucher for Remington & Vernick Engineers
- 8. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Jessica Anacker, Block 233.15, Lot 133
- 9. RESOLUTIONS OF APPROVAL**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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MAY 25, 2023**

- 10. **BOARD ACTION ON APPLICATION**
- 11. **PUBLIC COMMENT**
- 12. **ADJOURNMENT**

RESOLUTIONS OF APPROVAL

- 1. Sabrina Teresa Sorrentino–3244 Beachview Drive, Block 1108.10, Lot 135, Appeal #13827- Bulk Variance-Approved

PENDING APPLICATIONS

APPEAL #13775– USE (D1), BULK VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – TESTIMONY HEARD-CARRIED FROM JANUARY 26, 2023
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- | | | |
|----|------------------|-------------------------|
| 1. | Joseph Thorn | Block: 192.05 |
| | 2396 Church Road | Lot: 39 |
| | Zone: RR | Timothy Middleton, Esq. |
| | March 21, 2023 | |

***The applicant's attorney is requesting this matter be adjourned and rescheduled to the Zoning Board matter of August 10, 2023 for revisions to the site plan.**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
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MAY 25, 2023**

**APPEAL #13721 – USE (D5) DENSITY VARIANCE & PRELIMINARY & FINAL MAJOR
SITE PLAN – RESOLUTION OF DENIAL ADOPTED APRIL 28, 2022**

- | | | |
|----|--|---|
| 2. | JD Jametowne, LLC
Walnut Street & James Street
Zone: EMF-18/MF-8 | Block: 610
Lots: 1,2,3,5,11,30,31 & 33 |
|----|--|---|

This matter has been remanded to the Zoning Board by Court Order from the Honorable Francis R. Hodgson, Jr., A.J.S.C., to articulate its findings and reasoning particularly with respect to the D(5) Density Variance and to adopt an amended Resolution consistent with this opinion.

**APPEAL #13828 – CERTIFICATE OF NON-CONFORMANCE – PUBLIC HEARING
OPEN – NO TESTIMONY HEARD**

- | | | |
|----|--|--|
| 3. | Ryan Mulhollem, Ambrose
Powell, Matthew Rittweger
715 Buchanan Street
Zone: R-40A | Block: 846
Lot: 8
Kevin Asadi, Esq.
ESCROW ACCT# X-23—B01-824 |
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The applicant is requesting that the Board issue a Certificate of Non-Conformance for a two family dwelling on the property. Two-Family dwellings are not permitted in the R-40A zone.

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