

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**MAY 26, 2022 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	_____
ART BLANK	_____	RICHARD ANGIOLETTI	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

**ALTERNATES:**

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
DANA TORMOLLAN (ALT #3)	_____
ALEXIS BAILEY (ALT #4)	_____

- 5. EXECUTIVE SESSION**
- 6. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
  - A. General Voucher for Hierung, Dupignac & Stanzione, et al
- 7. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al.
  - B. Escrow Voucher for Remington & Vernick Engineers
  - C. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for Twp. of Toms River Current Fund for

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**8. ESCROW REFUND VOUCHERS**

- A. Refund voucher for Casie Caso, Block 783, Lot 232
- B. Refund vouchers for Donald Oh, Block 540, Lot 20
- C. Refund voucher for Luis Taveras, Block 1026, Lot 23
- D. Refund voucher for Santagata Enterprises, Block 1946.01, Lot 61

**9. MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for the Regular Meetings of March 23, 2022 & April 14, 2022

**10. RESOLUTIONS OF APPROVAL**

**11. BOARD ACTION ON APPLICATION**

**12. PUBLIC COMMENT**

**13. ADJOURNMENT**

**REVISED RESOLUTION OF APPROVAL**

- 1. Greivin Cordero– 513 Parkwood Ave, Block 787, Lot 109.01, Appeal #13771- Bulk Variance-Approved

**RESOLUTIONS OF APPROVAL**

- 2. Dover Summit Associates, LLC– 1450 Highway 9, Block 410.01, Lots 21, 28, 29,33.01 & 42, Appeal #13398- Revision of a condition of Resolution #2016-63-Approved
- 3. Jason Kaye– 379 Aldo Drive, Block 297.07, Lot 77, Appeal #13773- Bulk Variance-Approved

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**PENDING APPLICATIONS**

APPEAL #13726 – USE (D1) VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING CLOSED – TESTIMONY HEARD –CARRIED FROM FEBRUARY 24, 2022 & MARCH 24, 2022 FOR VOTE ONLY

- |    |                                                                                 |                                                                                           |
|----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1. | State Liquors, LLC/Retail, LLC<br>1922 Hooper Ave<br>Zone: HB<br>March 13, 2022 | Block: 192.05<br>Lots: 1,61 & 78<br>Joseph D. Coronato, Esq.<br>ESCROW ACCT# X-23—B01-726 |
|----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

Applicant is proposing constructing a new three story residential building that contains eight (8) 3 bedroom units, eight (8) two-bedroom units, and eight (8) one bedroom units. The site received preliminary site plan approval from the Planning Board in 2008 and final site plan approval in 2009 to permit warehouse uses on the site. In 2018, the applicant received amended preliminary and final site plan approval with variance relief for signage and to increase the size of the Church Road access and open this access to two lane traffic.

Residential Uses are not permitted in The HB zone.	-24 apartments in the HB zone proposed
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APPEAL #13772– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |                                                                                   |                                                                                 |
|----|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 2. | Carmen & Laura Sclafani<br>3318 Long Point Drive<br>Zone: R-75<br>August 20, 2022 | Block: 1108.09<br>Lot: 31<br>Gregory J. Hock, Esq.<br>ESCROW ACCT# X-23—B01-770 |
|----|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|

Applicant is seeking approval to construct a new in-ground pool in the rear yard and install new pool equipment in the side yard of the subject property.

Pool, Rear Yard Setback	-10' required/permitted -4.9' proposed
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Min. Pool to Fence Setback	-6' required/permitted -4.1' proposed
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Pool Equipment, Rear Yard Setback	-10' required/permitted -4.9' proposed
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APPEAL #13777 – CERTIFICATE OF NON-CONFORMANCE – PUBLIC HEARING  
OPEN – NO TESTIMONY HEARD

3.	Martha Bowden & Herbert Morrison II 29 Plainfield Ave Zone: R-40B September 7, 2022	Block: 951.10 Lot: 7 Harvey L. York, Esq.  ESCROW ACCT# X-23—B01-774
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The applicant is requesting that the Board issue a Certificate of Non-Conformance for the separate structures on property containing 3 individual residential units. Single family uses permitted in the zone and multi-family uses are not permitted.

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For special accommodations, please call (732)341-1000, ext. 8370