

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**JUNE 9, 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 \_\_\_\_\_  
RICHARD ANGIOLETTI \_\_\_\_\_  
ROBERT ALSTON \_\_\_\_\_  
LYNN R. O'TOOLE \_\_\_\_\_

ROBERT BIANCHINI \_\_\_\_\_  
ANTHONY FONTANA \_\_\_\_\_

**ALTERNATES:**

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

- 5. ESCROW REFUND VOUCHERS**
  - A. Refund voucher for Donald DeRogatis, Block 671, Lot 162
  - B. Refund voucher for Lorenzo Fernandez, Jr., Block 442.13, Lot 7
- 6. RESOLUTIONS OF APPROVAL**
- 7. BOARD ACTION ON APPLICATION**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
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**RESOLUTIONS OF APPROVAL**

1. Carmen & Laura Sclafani– 3318 Long Point Drive, Block 1108.09, Lot 31, Appeal #13772- Bulk Variance-Approved
2. Martha Bowden & Herbert Morrison II– 29 Plainfield Ave, Block 951.10, Lot 7, Appeal #13777- Certificate of Non-Conformance-Approved

APPEAL #13778– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Frank Louis<br>6 Haines Cove Drive<br>Zone: R-50<br>September 17, 2022 | Block: 687.02<br>Lot: 37.01<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-775 |
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Applicant is seeking approval to construct a new in-ground pool in the rear yard and pool equipment in the side yard of the subject property.

Pool, Rear Yard Setback	-8' required/permitted -4.5' proposed
Min. Pool to Structure Setback	-8' required/permitted -5' proposed
Pool Equipment, Side Yard Setback	-10' required/permitted -4.4' proposed

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APPEAL #13779– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2.	Philip & Erin Potter 8 Haines Cove Drive Zone: R-50 September 22, 2022	Block: 687.02 Lot: 37.02 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-776
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Applicant is seeking approval to construct a new in-ground pool in the rear yard and pool equipment in the side yard of the subject property.

Pool, Rear Yard Setback	-8' required/permitted -4.7' proposed
Min. Pool to Structure Setback	-8' required/permitted -6.5' proposed
Pool Equipment, Side Yard Setback	-10' required/permitted -7.1' proposed

APPEAL #13776– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Craig Andriulli 1855 Monitor Drive Zone: R-75 September 17, 2022	Block: 1462.10 Lot: 15 ESCROW ACCT# X-23—B01-780
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Applicant is seeking approval to construct a new in-ground pool in the rear yard and reconfigure and expand the driveway in the front yard of the subject property.

Pool, Rear Yard Setback	-10' required/permitted -3.92' proposed
Min. Side Yard Setback For Driveway	-5' required/permitted -1.24' proposed

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APPEAL #13766 – USE VARIANCE & AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	27 Washington Street Associates, LLC 27 Washington Street Zone: VB September 2, 2022	Block: 662 Lot: 5 Gregory J. Hock, Esq. ESCROW ACCT# X-23—B01-597
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The applicant is seeking Use Variance and Amended Preliminary & Final Major Site Plan approval for a six story apartment building with retail and storage at grade. The applicant was approved and Resolution adopted on June 13, 2019 for a six story apartment building with 23 dwelling units, five units per floor on levels 2-4 and four units per floor on levels 5 and 6 over a ground level  $\pm$  4,000 SF of retail and the remainder of the footprint of storage and lobby space. Based upon the Resolution of Approval of June 13, 2019 the Board based its approval in part that access to and restrooms for the rooftop amenity must be provided and the height of the building would not exceed 66 ft. without returning to the Board. However the new proposal results in a change in the overall height of the building from 66 ft. to 73 ft. to accommodate and elevator penthouse with restroom.

Parking Stalls	-62 required for residential and retail -0 proposed
Max. Lot Coverage	-80% required -100% proposed
Max. Bldg, Height	-55'5 stories with ground level retail - required -73'6 stories proposed

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