

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JUNE 10, 2021 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	_____	JOSEPH KEMPKER	_____
ART BLANK	_____	RICHARD TUTELA	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
RICHARD ANGIOLETTI (ALT #3)	_____
MATTHEW YEZZI (ALT #4)	_____

- 5. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Vouchers for Cole Transcription, LLC
- 6. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Vouchers for Hierung, Dupignac & Stanzione, et al
 - B. Escrow Vouchers for Remington & Vernick Engineers Inc.
 - C. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for Twp. of Toms River Current Fund for Robert Hudak. P.P.
 - D. Escrow Voucher for Owen, Little & Assoc., Inc.
 - E. Escrow Voucher for Dasti, Murphy, McGuckin, et al
- 7. MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of March 11, 2021

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JUNE 10, 2021**

- 8. RESOLUTIONS OF APPROVAL**
- 9. BOARD ACTION ON APPLICATION**
- 10. PUBLIC COMMENT**
- 11. ADJOURNMENT**

RESOLUTIONS OF APPROVAL

- 1. Robert Kennedy– 766 Nassau Drive, Block 1500.05, Lot 57, Appeal #13711- Bulk Variance-Approved

PENDING APPLICATIONS

APPEAL #13695 – BULK VARIANCE – PUBLIC HEARING CLOSED – TESTIMONY HEARD –CARRIED FROM APRIL 22, 2021 FOR SITE INSPECTION & REVISED PLANS

- | | |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1. Patrick DiPaolo
203 Fort Ave
Zone: R-40W
June 17, 2021 | Block: 1046
Lots: 330, 331
Catherine Kim, Esq.
ESCROW ACCT# X-23—B01-695 |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------|

Applicant proposes to legalize construction of an addition on the subject property.

- | | |
|---------------------------------|-------------------------------------------|
| Min. Side Yard Setback | -4' required/permitted
-2' existing |
| Min. Combined Side Yard Setback | -12' required/permitted
-8.9' existing |

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NEW APPLICATIONS

APPEAL #13725 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 2. | Roguerio Paul Lancha
46 Pilot Road
Zone: R-50
August 31, 2021 | Block: 235.26
Lot: 47
Stephen R. Leone, Esq.
ESCROW ACCT# X-23—B01-725 |
|----|------------------------------------------------------------------------|---------------------------------------------------------------------------------|

Applicant proposes to construct an in-ground pool at the subject property.

Pool, Min. Rear Yard Setback	-8' required/permitted -3' proposed
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APPEAL #13727 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 3. | Edgar & Paige McLaughlin
3566 Ocean Terrace
Zone: R-40A
September 7, 2021 | Block: 921.15
Lot: 1
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-727 |
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Applicant proposes to construct a new single family dwelling on the subject property.

Max. Floor Area Ratio	-4168.5 SF (0.64) required/permitted -4632 SF (0.71) proposed
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APPEAL #13724 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Steven & Gina Vorrius 45 Florence Court Zone: R-75 September 11, 2021	Block: 442.19 Lot: 6 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-724
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Applicant proposes to construct an in-ground pool and a deck in the rear yard of the subject property.

Pool, Min. Rear Yard Setback	-10' required/permitted -4.5' proposed
Min. Required Setback between Pool and Principal Building	-8' required/permitted -5.1' proposed
Pool Equipment, Min. Side Yard Setback	-10' required/permitted -5.9' proposed

APPEAL #13713 – USE (D2) VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5.	Jersey Shore United c/o Barry Moll 1563 Old Freehold Road Zone: RR August 19, 2021	Block: 393 Lot: 15 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-713
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Applicant proposes to construct a residential dwelling used to house visiting clergy and for emergency situations in the rear of the existing Grace & Peace Church property.

House of Worship not permitted In the Rural Residential Zone	- Not permitted - Expansion of a Non-Conforming Use - proposed
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