

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**SEPTEMBER 8, 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 \_\_\_\_\_  
NELS LUTHMAN \_\_\_\_\_

**ALTERNATES:**

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

- 5. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
  - A. General Voucher for Cole Transcription, LLC
  - B. General Voucher for Hierung, Dupignac & Stanzione, et al
- 6. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al.
  - B. Escrow Voucher for Rothstein, Mandell, Strohm et al.
  - C. Escrow Voucher for Remington & Vernick Engineers
  - D. Escrow Voucher for Owen, Little & Associates
  - E. Escrow Voucher for the Township of Toms River Current Fund for Robert Hudak, P.P., Asst. Twp. & Zoning Board Planner

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**7. ESCROW REFUND VOUCHERS**

- A. Refund voucher for Otto Rossmeyer, Block 235.23, Lot 1
- B. Refund voucher for Marian V. Kelly, Block 919.02, Lot 29
- C. Refund voucher for Kevin Dey/Mesquite Tower, Block 1946.01, 1946.02, Lots 57, 57.01
- D. Refund voucher for Pound Net, LLC, Block 1098.56, Lots 34-49
- E. Refund voucher for Lester Glen Auto Group, Block 646, Lot 11
- F. Refund voucher for Normandy Beach Partners, LLP, Block 918, Lot 8

**8. MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for the Regular Meeting of July 14, 2022

**9. RESOLUTIONS OF APPROVAL**

**10. BOARD ACTION ON APPLICATION**

**11. PUBLIC COMMENT**

**12. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

- 1. Heidi Carley– 373 Dallas Drive, Block 571.68, Lot 2, Appeal #13785- Bulk Variance-Approved
- 2. Henryk Szczur– 2126 Dolly Road, Block 1083.09, Lot 27, Appeal #13783- Bulk Variance-Approved
- 3. Jeffrey & Susan Richards– 234 San Fernando Drive, Block 943.05, Lot 33, Appeal #13787- Bulk Variance-Approved

**RESOLUTION OF DENIAL**

- 4. 27 Washington Street Associates, LLC-27 Washington Street, Block 662, Lot 5, Appeal #13766 Use Variance & Amended Preliminary & Final Major Site Plan - Denied

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**NEW APPLICATIONS**

APPEAL #13790– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |   |  |
|----|---|--|
| 1. | Ashraf Samaan<br>1874 Ensign Court<br>Zone: R-50<br>November 17, 2022 | Block: 1462.16<br>Lot: 30<br>Christopher Supsie, Esq.<br>ESCROW ACCT# X-23—B01-788 |
|----|---|--|

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

Pool Equipment, Min. Side Yard	-10' required/permitted -6' proposed
Max. Impervious Coverage	-70% required/permitted -72%' proposed

APPEAL #13788– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |  |   |
|----|--|---|
| 2. | Maria Magliacano Revocable Trust<br>3675 Ocean Terrace<br>Zone: R-40A<br>November 11, 2022 | Block: 907<br>Lot: 1<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-788 |
|----|--|---|

Applicant is seeking approval to construct a new in-ground pool in the side yard and new front porch to the existing single family dwelling.

Min. Front Yard Setback	-20' Ocean Terrace required/permitted -15.5' Ocean Terrace proposed  -12' Fifth Avenue required/permitted -8.5' Fifth Avenue proposed
Pool, Side Yard Setback	-4' required/permitted -2.8' proposed
Min. Setback Pool to Fence	-6' required/permitted -2.8' proposed
Max. Bldg Coverage	-1,950 SF required/permitted -2,070 SF proposed

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APPEAL #13774– USE (D2) VARIANCE & PRELIMINARY & FINAL MAJOR SITE PLAN  
– PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.      Our Lady of Perpetual Help      Block: 394  
         Church      Lot: 15  
         1937 Church Road      Thomas J. Duch, Esq.  
         Zone: CR3  
         September 6, 2022      ESCROW ACCT# X-23—B01-13774

Applicant is seeking use variance relief and major preliminary and final site plan approval to construct a new church at the existing house of worship on the subject site.

House of Worship	-Not Permitted -Expansion to an existing house of worship proposed
Min Front Yard Setback	-80' required/permitted -60.5' proposed
Min. Side Yard Setback	-50' required/permitted -47.5' proposed
Max. Permitted Lot Coverage	-10% required/permitted -19.6% proposed
172 On-Site Parking Spaces	-required
98 On-Site Parking Spaces	-proposed

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