

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

SEPTEMBER 21, 2022

6:00 p.m.

- 1) **MEETING CALLED TO ORDER**
- 2) **FLAG SALUTE**
- 3) **CHAIRMAN'S STATEMENT - N.J. OPEN PUBLIC MEETINGS ACT**
- 4) **ROLL CALL AND DECLARATION OF QUORUM**

PAUL WNEK _____	DAVID CICCOZZI _____
MATT JANORA _____	JOHN SOLLY _____
BRIAN BOECKEL _____	RONALD HEINZMAN _____
MATT YEZZI _____	ANN HAMMILL-PASQUA _____
STEPHANIE SEVASTAKIS _____	

JACK REUTHER (ALTERNATE NO. 1) _____
ROBERT ROWE (ALTERNATE NO. 2) _____

5) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**

A) **RESOLUTIONS OF APPROVAL:**

1. MINOR SUBDIVISION – APPROVED AT THE SEPTEMBER 7, 2022 MEETING

GERARD McINTYRE	BLOCK 724.05
HARVEY YORK, ESQ.	LOT 256 & 257
MATTHEW HOCKENBURY, PE	ZONE: R-50
AUGUST 8, 2022 – DEEMED COMPLETE	AREA: 15,798 SQ FT
SEPTEMBER 22, 2022 – TIME TO ACT BY	38 COVE ROAD
FILE NO PB 22-030 ESCROW NO P01-789	2 LOTS

2. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE SEPTEMBER 7, 2022 MEETING

PINE BELT NISSAN OF TOMS RIVER	BLOCK 647
HARVEY YORK, ESQ.	LOT 28.01
WILLIAM STEVENS, PE	ZONE: HB
JULY 18, 2022 – DEEMED COMPLETE	AREA: 4.80 ACRES
NOVEMBER 15, 2022 – TIME TO ACT BY	229 ROUTE 37 E
FILE NO PB 22-020 ESCROW NO P01-777	REMOVE & REPLACE EXISTING SIGNS

6) COURTESY REVIEW CAPITOL IMPROVEMENT PROJECT

OCEAN COUNTY ROAD DEPARTMENT IMPROVEMENTS

7) STREET VACATION REQUEST

1. ROBERT FLECK - 1408 SUMMIT AVE, BLOCK 712, LOT 584 – PORTION OF RIVIERA AVENUE
2. LOUIS & MARY BOTTONE–2 RIVER DR, BLOCK 706.07, LOT 1–PORTION OF RIVIERA AVENUE

8) VARIOUS APPLICATIONS:

APPLICANT DEVELOPMENT ENGINEER ATTORNEY DATE OF COMPLETION DATE OF EXPIRATION ESCROW ACCT. NO. (IF ANY)	BLOCK(S) LOT(S) ZONE LOCATION NEAREST CROSS STREET AREA USE/NO. OF LOTS
1. EXTENSION OF TIME – MINOR SUBDIVISION - PUBLIC NOTICE REQUIRED	
TRINITY BAY GROUP, LLC KENNETH SCHLATMANN, PE FILE NO PB 21-008 ESCROW NO 706	BLOCK 1076.07 LOT 8 & 9 3416 ADAMS AVE. 2 LOTS
2. AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION – PUBLIC NOTICE IS REQUIRED	
STONEHILL AT TOMS RIVER STEPHAN LEONE, ESQ. STUART CHALLONER, PE AUGUST 19, 2022 – DEEMED COMPLETE OCTOBER 3, 2022 – TIME TO ACT BY	BLOCK 535.08 LOTS 35.05 THRU 35.18 ZONE: R-90 10 LOTS REMOVE CONDITION ON NUMBER OF BEDROOMS
3. MINOR SITE PLAN – CHANGE OF USE – PUBLIC NOTICE NOT REQUIRED	
WESTWOOD TWO, LLC HARVE YORK, ESQ. BRIAN MURPHY, PE AUGUST 19, 2022 – DEEMED COMPLETE SEPTEMBER 21, 2022 – TIME TO ACT BY	BLOCK 159 LOT 31 ZONE: RHB AREA 8.7 ACRES CONVERT HOTEL INTO OFFICE SPACE
4. MINOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED	
HOOPER AVENUE PROPERTIES, LLC VINCENT DE SIMONE, ESQ. JOHN LORD, PE MARCH 28, 2022 – DEEMED COMPLETE OCTOBER 31, 2022 – TIME TO ACT BY	BLOCK 397.02 LOT 2 ZONE: HB AREA: 20,000 SQ FT CAR RENTALS & SALES

5. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED

EMERALD 26, LLC
HARVEY YORK, ESQ.
BRIAN MURPHY, PE
JULY 22, 2022 – DEEMED COMPLETE
NOVEMBER 19, 2022 – TIME TO ACT BY

BLOCK 171
LOT 25.01
ZONE: LI
AREA: 3.17 ACRES
44,000 SQ FT OFFICE BUILDING

6. PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL MAJOR SITE PLAN
PUBLIC NOTICE IS REQUIRED

TR ESTATES, LLC
HARVEY YORK, ESQ.
BRIAN MURPHY, ESQ.
AUGUST 18, 2022 – DEEMED COMPLETE
DECEMBER 16, 2022 – TIME TO ACT BY
FILE NO PB 22-026 ESCROW NO P01-783

BLOCK 171.09
LOT 37
ZONE: R-200
AREA: 25.57 ACRES
COX CRO ROAD
25 LOTS

9) **CLOSE PUBLIC COMMENT**

10) **ADJOURNMENT**

SPECIAL ACCOMMODATIONS, PLEASE CONTACT (732) 341-1000 x 8200.

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