

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**SEPTEMBER 22, 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	_____
ROBERT ALSTON	_____	ANTHONY FONTANA	_____
LYNN R. O'TOOLE	_____	NELS LUTHMAN	_____

**ALTERNATES:**

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

**5. ANNOUNCEMENTS**

a) The application for Angelica Properties, LLC, 233 Ocean Bay Boulevard, Block 943.01, Lot 70 for a Bulk Variance will be carried to the Zoning Board meeting of October 27, 2022 at 6:30 pm due to insufficient service. Re-notification is required.

**6. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**

A. Escrow Voucher for Remington & Vernick Engineers

**7. ESCROW REFUND VOUCHERS**

- A. Refund voucher for Jersey Central Power & Light, Block 1098.36, Lot 11
- B. Refund voucher for Harry J. Levin, Esq., Block 135.01, Lot 6

**REGULAR MEETING TOWNSHIP OF TOMS RIVER  
BOARD OF ADJUSTMENT  
SEPTEMBER 22, 2022**

**8. MINUTES OF THE MEETING**

A. Board of Adjustment minutes for the Regular Meeting of August 11, 2022

**9. RESOLUTIONS OF APPROVAL**

**10. BOARD ACTION ON APPLICATION**

**11. PUBLIC COMMENT**

**12. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

1. Ashraf Samaan– 1874 Ensign Court, Block 1462.16, Lot 30, Appeal #13790- Bulk Variance-Approved
2. Our Lady of Perpetual Help Church – 1937 Church Road, Block 394, Lot 15, Appeal #13774- Use (D2) Variance & Preliminary & Final Major Site Plan-Approved

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**NEW APPLICATIONS**

APPEAL #13792– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |  |   |
|----|--|---|
| 1. | Rudolph Daunno<br>241 South Shore Drive<br>Zone: R-75<br>December 30, 2022 | Block: 442.07<br>Lot: 44<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-790 |
|----|--|---|

Applicant is seeking approval to construct a second floor addition to the single family dwelling on the subject property along with legalizing the existing pool, covered Tiki bar and the paver and concrete patios.

Min. Side Yard Setback	-8' required/permitted -7.7' proposed
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Min. Combined Side Yard Setback	-20' required -7.7' proposed
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Deck to Pool Setback	-8' required -6' proposed
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No Structure >48" high shall be located closer than 20' to any body of water	-10' proposed
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2' pervious strip is required side & rear property lines	-No strip proposed
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APPEAL #13791– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |   |   |
|----|---|---|
| 2. | Jeffrey & Daria Crisalli<br>816 Gilmores Island<br>Zone: R-120<br>December 29, 2022 | Block: 443.44<br>Lot: 22<br>Anthony Pagano, Esq.<br>ESCROW ACCT# X-23—B01-789 |
|----|---|---|

Applicant is seeking approval to construct a new addition in the side yard of the subject property.

Min. Principal Bldg Side Yard Setback	-10' each & 25' combined required/permitted -6.2' (eastern side yard) proposed -21.4' (combined) proposed
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APPEAL #13788– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3. Maria Magliacano Revocable Trust Block: 907  
3675 Ocean Terrace Lot: 1  
Zone: R-40A Harvey L. York, Esq.  
November 11, 2022 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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For special accommodations, please call (732)341-1000, ext. 8370