

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

OCTOBER 13, 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 Jeffrey & Daria Crisalli, 816 Gilmores Island Rd, Block 443.44, Lot 22 for a Bulk Variance will be carried to the Zoning Board meeting of November 10, 2022 at 6:30. Re-notification is required.

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

- A. General Voucher for Cole Transcription, LLC
- B. General Voucher for Hierung, Dupignac & Stanzione, et al

7. **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

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8. ESCROW REFUND VOUCHERS

9. MINUTES OF THE MEETING

A. Board of Adjustment minutes for the Regular Meeting of September 8, 2022

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

1. Rudolph Daunno– 241 South Shore Drive, Block 442.07, Lot 44, Appeal #13792- Bulk Variance-Approved

NEW APPLICATIONS

APPEAL #13795– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

1. Megan Aumack
760 Tunney Point Drive
Zone: R-75
January 20, 2023
Block: 724.39
Lot: 15
ESCROW ACCT# X-23—B01-792

Applicant is seeking approval to construct several additions to the existing single family dwelling.

Min. Side Yard Setback	-8' required/permitted -4.6' proposed
Min. Combine Side Yard Setback	-20' required/permitted -9.4' proposed
Min. 2 foot pervious strip around side lot line	-required/permitted -None provided along the western side lot line
Min. Driveway Side Yard Setback	-8' required -0' proposed

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APPEAL #13780– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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2.	Patrick Robertelli 589 North End Avenue Zone: R-75	Block: 1108.20 Lot: 10 Robert C. Shea, Esq. ESCROW ACCT# X-23—B01-777
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Applicant is seeking approval to relocate and legalize existing shed in the front yard, a hot tub, a fireplace, and stone wall/patio in the rear yard along with variance relief for the required two-foot pervious strip along the side and rear lot line of the subject property.

Min. Accessory Bldg Front Yard Setback	-25' required/permitted -1.3' proposed
Min. Accessory Bldg Rear Yard Setback	-12' required/permitted -4.0' proposed
Min. Pool Rear Yard Setback	-10' required/permitted -6.8' proposed
Water's Edge Setback	-20' required/permitted -5.9' Shed #2 proposed -5.8' Fire Place proposed -5.8' Stone Wall/Patio proposed
Min. 2 foot pervious strip Side and Rear Yard	-required/permitted -None provided

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APPEAL #13793 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Patrick DiPaolo 203 Fort Ave Zone: R-40W January 4, 2023	Block: 1046 Lots: 330, 331 Salvatore Alfieri Esq. ESCROW ACCT# X-23—B01-695
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Applicant proposes to legalize construction of an addition on the subject property. This application was denied by the Board on July 8, 2021 and per a settlement agreement between the applicant and the Board the applicant filed an amended application.

Min. Side Yard Setback	-4' required/permitted -0.22' proposed
Min. Combined Side Yard Setback	-12' required/permitted -7.35' proposed
Max. Permitted Impervious Coverage	-84% required/permitted -88.8% proposed

APPEAL #13794– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Matthew Maulbeck & Gina Ardito 117 Del Monte Road Zone: R-40B January 6, 2023	Block: 944.01 Lot: 20 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-791
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Applicant is seeking approval to legalize a deck in a side yard and new stairs in the rear yard of the subject property.

Min. Front Yard Setback Landings & Stairs	-3' required/permitted -1' proposed
Deck, Min. Rear Yard Setback	-3.24' required/permitted -0.68' proposed
Deck, Min. Side Yard Setback	-4'-required/permitted -1.91' proposed
Max. Impervious Surface Coverage	-90% required/permitted -92.72% proposed

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