

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

OCTOBER 19, 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) **ADOPT 2023 MEETING SCHEDULE**
- 6) **APPROVE PUCHASE ORDERS FOR PAYMENT**
 - A. **ESCROW BILLING – BOARD PROFESSIONALS**
 1. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
 2. BRADY & KUNZ – BOARD ATTORNEYS
 - B. **GENERAL FUND BILLING – BOARD PROFESSIONALS**
 1. BRADY & KUNZ – BOARD ATTORNEY
 2. HILL & ASSOCIATES – BOARD COURT REPORTER
- 7) **BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS**
 - A) **RESOLUTIONS OF APPROVAL:**

1. AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION – APPROVED AT THE SEPTEMBER 21, 2022 MEETING

STONEHILL AT TOMS RIVER	BLOCK 535.08
STEPHAN LEONE, ESQ.	LOTS 35.05 THRU 35.18
STUART CHALLONER, PE	ZONE: R-90
AUGUST 19, 2022 – DEEMED COMPLETE	10 LOTS
OCTOBER 3, 2022 – TIME TO ACT BY	REMOVE CONDITION ON NUMBER OF BEDROOMS

2. MINOR SITE PLAN – CHANGE OF USE – APPROVED AT THE SEPTEMBER 21, 2022 MEETING

WESTWOOD TWO, LLC	BLOCK 159
HARVE YORK, ESQ.	LOT 31
BRIAN MURPHY, PE	ZONE: RHB
AUGUST 19, 2022 – DEEMED COMPLETE	AREA 8.7 ACRES
SEPTEMBER 21, 2022 – TIME TO ACT BY	CONVERT HOTEL INTO OFFICE SPACE

3. MINOR SITE PLAN WITH VARIANCES – APPROVED AT THE SEPTEMBER 21, 2022 MEETING

HOOPER AVENUE PROPERTIES, LLC	BLOCK 397.02
VINCENT DE SIMONE, ESQ.	LOT 2
JOHN LORD, PE	ZONE: HB
MARCH 28, 2022 – DEEMED COMPLETE	AREA: 20,000 SQ FT
OCTOBER 31, 2022 – TIME TO ACT BY	CAR RENTALS & SALES

4. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE SEPTEMBER 21, 2022 MEETING

EMERALD 26, LLC	BLOCK 171
HARVEY YORK, ESQ.	LOT 25.01
BRIAN MURPHY, PE	ZONE: LI
JULY 22, 2022 – DEEMED COMPLETE	AREA: 3.17 ACRES
NOVEMBER 19, 2022 – TIME TO ACT BY	44,000 SQ FT OFFICE BUILDING

5. PRELIMINARY & FINAL MAJOR SUBDIVISION AND PRELIMINARY & FINAL MAJOR SITE PLAN – APPROVED AT THE SEPTEMBER 21, 2022 MEETING

TR ESTATES, LLC	BLOCK 171.09
HARVEY YORK, ESQ.	LOT 37
BRIAN MURPHY, ESQ.	ZONE: R-200
AUGUST 18, 2022 – DEEMED COMPLETE	AREA: 25.57 ACRES
DECEMBER 16, 2022 – TIME TO ACT BY	COX CRO ROAD
FILE NO PB 22-026 ESCROW NO P01-783	25 LOTS

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 WITH VARIANCES – PUBLIC NOTICE REQUIRED	
EPIC MECHANICAL ROBERT SHEA, ESQ. BRIAN MURPHY, PE FILE NO. PB 221-047 ESCROW NO P01-748	BLOCK 1043 LOT 472-478 ZONE: GB-MF 1801 ROUTE 35 NORTH
2. EXTENSION OF TIME – MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED	
TRINITY BAY GROUP, LLC GREGORY HOCK, ESQ. KENNETH SCHLATMANN, PE FILE NO PB 21-008 ESCROW NO. P01-706	BLOCK 1076.01 LOT 8 & 9 ZONE: R-50 3416 ADAMS AVE.
3. EXTENSION OF TIME – MINOR SUBDIVISION WITH VARIANCES – PUBLIC NOTICE REQUIRED	
SHORE INVESTMENTS, LLC DENNIS FRANCIS, ESQ. MATHEW WILDER, PE FILE NO PB 21-055 ESCROW NO. P01-756	BLOCK 940.05 LOT 10 & 11 ZONE: GB 3190 ROUTE 35
4. AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE NOT REQUIRED	
COX CRO CENTER OWNER, LLC GREGORY HOCK, ESQ. BRIAN MURPHY, PE SEPTEMBER 6, 2022 – DEEMED COMPLETE OCTOBER 19, 2022 – TIME TO ACT BY FILE NO. PB 22-032 ESCROW NO. P01-791	BLOCK 171 LOT 16.01 ZONE: HB AREA: 1.75 ACRES 29,996 OFFICE BUILDING
5. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – PUBLIC NOTICE REQUIRED	
PRESIDENTIAL ASSOCIATES VINCENT De SIMONE, ESQ. LENA BALORDA-BARONE, PE AUGUST 1, 2022 – DEEMED COMPLETE NOVEMBER 29, 2022 – TIME TO ACT BY FILE NO. PB 22-025 ESCROW NO. P01-782	BLOCK 404 LOT 69.01 ZONE: EMF-18 AREA: 12.914 ACRES 940 PRESIDENTIAL BLVD 2,813 SQ FT CLUBSHOUSE

9) CLOSE PUBLIC COMMENT

10) ADJOURNMENT

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

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