

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

OCTOBER 27, 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. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Jeff Lenox, Block 700, Lot 8
- 6. MINUTES OF THE MEETING**
 - A. Board of Adjustment minutes for the Regular Meeting of September 22, 2022
- 7. ADOPTION OF THE 2023 ZONING BOARD MEETING SCHEDULE**
- 8. RESOLUTIONS OF APPROVAL**
- 9. BOARD ACTION ON APPLICATION**
- 10. PUBLIC COMMENT**
- 11. ADJOURNMENT**

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RESOLUTIONS OF APPROVAL

1. Rudolph Daunno– 241 South Shore Drive, Block 442.07, Lot 44, Appeal #13792- Bulk Variance-Approved
2. Megan Amuck– 760 Tunney Point Drive, Block 724.39, Lot 15, Appeal #13795- Bulk Variance-Approved
3. Patrick DiPaolo– 203 Fort Avenue, Block 1046, Lots 330, 331 Appeal 13793- Bulk Variance-Approved
4. Matthew Maulbeck& Gina Ardito– 117 Del Monte Road, Block 944.01, Lot 20, Appeal 13794- Bulk Variance-Approved

PENDING APPLICATIONS

APPEAL #13788– BULK VARIANCE – PUBLIC HEARING OPEN – TESTIMONY HEARD – CARRIED FROM SEPTEMBER 22, 2022 FOR REVISED PLANS
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1. 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' Fifth Avenue required/permitted -13.3' Fifth Avenue proposed
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Pool, Side Yard Setback	-4' required/permitted -2.8' proposed
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Min. Setback Pool to Fence	-6' required/permitted -2.8' proposed
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Max. Bldg Coverage	-1,950 SF required/permitted -2,070.9 SF proposed
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NEW APPLICATIONS

APPEAL #13798– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 2. | Neil Larson
300 Lynwood Place
Zone: R-90
January 21, 2023 | Block: 233.27
Lot: 4

ESCROW ACCT# X-23—B01-794 |
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Applicant is seeking approval to construct a new six-foot solid fence in a front yard of the subject property.

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| Fence | -Fence in front yards must be a maximum of 48 inches in height and must be 66% open required/permitted

-Six-foot solid fence in the front yard - proposed |
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APPEAL #13789– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 3. | Angelica Properties, LLC
233 Ocean Bay Boulevard
Zone: R-B-5
November 15, 2022 | Block: 943.01
Lot: 70
Rosemary Stone-Dougherty, Esq.
ESCROW ACCT# X-23—B01-787 |
|----|---|---|

Applicant is seeking approval to construct a new single family dwelling and deck, and in-ground pool in the rear yard of the subject property.

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| Pool, Min. Rear Yard
Setback | -8' required/permitted
-6' proposed |
| Pool, Setback from
Structure | -8' required/permitted
-5' proposed |
| Pool Setback From Fence | -6' required/permitted
-4.8' proposed |
| Min Required Distance between
building on adjacent lots | -12' required/permitted
-7.8' proposed |

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APPEAL #13800– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4. Christopher & Laura Lanzone Block: 120.03
2114 Robin Lane Lot: 21
Zone: R-100 Joseph Michelini, Esq.
January 28, 2023 ESCROW ACCT# X-23—B01-796

Applicant is seeking approval to legalize an existing front porch and ramp in the front yard of the subject property.

Max. Size of Landing in a -40 SF required/permitted
required front yard setback -132 SF proposed

APPEAL #13799– USE (D2 EXPANSION OF A NON CONFORMING USE) VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5. Castle Development Block: 1026
Condominium Assoc/ Lot: 16
Scott Sochon & Mark Zecchino John Paul Doyle, Esq.
22 7th Avenue ESCROW ACCT# X-23—B01-795
Zone: R-40E
January 26, 2023

Applicant is seeking Use Variance approval to expand a non-conforming use on the subject property. The applicant proposes enclosing the existing outdoor decks along the eastern side of the building thus expanding the floor area of two of the units.

Multifamily Residential Uses -Expanding two of the four units in the
Not permitted in the R-40E R-40E zone.
Zone

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