

TOMS RIVER TOWNSHIP PLANNING BOARD AGENDA

PLANNING BOARD MEETING

NOVEMBER 2, 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 CICOZZI _____
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) APPROVE PUCHASE ORDERS FOR PAYMENT

A. ESCROW BILLING – BOARD PROFESSIONALS

1. OWEN LITTLE & ASSOCIATES – BOARD ENGINEERS
2. BRADY & KUNZ – BOARD ATTORNEYS

6) BOARD ACTION ON RESOLUTIONS - SEE ATTACHED SHEETS

A) RESOLUTIONS OF APPROVAL:

1. EXTENSION OF TIME – MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE OCTOBER 19, 2022 MEETINBG

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 – APPROVED AT THE OCTOBER 19, 2022 MEETING

TRINITY BAY GROUP, LLC	BLOCK 1076.01
GREGORY HOCK, ESQ.	LOT 8 & 9
KENNETH SCHLATMANN, PE	ZONE: R-50
FILE NO PB 21-008 ESCROW NO. P01-706	3416 ADAMS AVE.

3. EXTENSION OF TIME – MINOR SUBDIVISION WITH VARIANCES – APPROVED AT THE OCTOBER 19, 2022 MEETING

SHORE INVESTMENTS, LLC	BLOCK 940.05
DENNIS FRANCIS, ESQ.	LOT 10 & 11
MATHEW WILDER, PE	ZONE: GB
FILE NO PB 21-055 ESCROW NO. P01-756	3190 ROUTE 35

4. AMENDED PRELIMINARY& FINAL MAJOR SITE PLAN – APPROVED AT THE OCTOBER 19, 2022 MEETING

COX CRO CENTER OWNER, LLC	BLOCK 171
GREGORY HOCK, ESQ.	LOT 16.01
BRIAN MURPHY, PE.	ZONE: HB
SEPTEMBER 6, 2022 – DEEMED COMPLETE	AREA: 1.75 ACRES
OCTOBER 19, 2022 – TIME TO ACT BY	29,996 OFFICE BUILDING
FILE NO. PB 22-032 ESCROW NO. P01-791	

5. PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES – APPROVED AT THE OCTOBER 19, 2022 MEETING

PRESIDENTIAL ASSOCIATES	BLOCK 404
VINCENT De SIMONE, ESQ.	LOT 69.01
LENA BALORDA-BARONE, PE	ZONE: EMF-18
AUGUST 1, 2022 – DEEMED COMPLETE	AREA: 12.914 ACRES
NOVEMBER 29, 2022 – TIME TO ACT BY	940 PRESIDENTIAL BLVD
FILE NO. PB 22-025 ESCROW NO. P01-782	2,813 SQ FT CLUBSHOU

7) VARIOUS APPLICATIONS:

APPLICANT	BLOCK(S)
DEVELOPMENT	LOT(S)
ENGINEER	ZONE
ATTORNEY	LOCATION
DATE OF COMPLETION	NEAREST CROSS STREET
DATE OF EXPIRATION	AREA
ESCROW ACCT. NO. (IF ANY)	USE/NO. OF LOTS

1. PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC NOTICE REQUIRED

THE MARC 1471, LLC
JENNIFER KRIMCO, ESQ.
CHRISTOPHER ROSATI, PE.
JULY 19, 2022 – DEEMED COMPLETE
OCTOBER 31, 2022 – TIME TO ACT BY
FILE NO. PB 22-024 ESCROW NO P01-781

BLOCK 410
LOT 28
ZONE: RHB
AREA: 7.4 ACRES
1471 LAKEWOOD ROAD
2 OFFICE & WAREHOUSE BUILDINGS

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

2363 LAKEWOOD ROAD, LLC
ROBERT SHEA, ESQ.
JOSEPH KOCIUBA, PE.
AUGUST 16, 2022- DEEMED COMPLETE
DECEMBER 14, 2022 – TIME TO ACT BY
FILE NO PB 22-027 ESCROW NO P01-784

BLOCK 159
LOT 6.04
ZONE: RHB
AREA: 1.368 ACRES
2363 LAKEWOOD ROAD
8,434 BUILDING ADDITION

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

2031 LR, LLC
JOHN DOYLE, ESQ.
WILLIAM STEVENS, PE
SEPTEMBER 6, 2022 – DEEMED COMPLETE
JANUARY 4, 2023- TIME TO ACT BY
FILE NO PB 22-034 ESCROW NO P01-793

BLOCK 172
LOT 33
ZONE: LI
AREA: 2.95 ACRES
2031 LAKEWOOD ROAD
WAREHOUSE & OFFICE BUILDING

9) CLOSE PUBLIC COMMENT

10) ADJOURNMENT

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

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