

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

NOVEMBER 10, 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. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Voucher for Cole Transcription, LLC
- 6. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Remington & Vernick Engineers
 - B. Escrow Voucher for the Township of Toms River Current Fund for Robert Hudak, P.P., Asst. Twp. & Zoning Board Planner
- 7. ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Ronald & Diane Rosetto, Block 1076.12, Lot 95
 - B. Refund voucher for Martha Bowden, Block 951.10, Lot 7
 - C. Refund voucher for Timothy & Lucia Phelan, Block 1044, Lots 449, 451

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- 8. RESOLUTIONS OF APPROVAL**
- 9. BOARD ACTION ON APPLICATION**
- 10. PUBLIC COMMENT**
- 11. ADJOURNMENT**

RESOLUTIONS OF APPROVAL

1. Maria Magliacano Revocable Trust– 3675 Ocean Terrace, Block 907, Lot 1, Appeal #13788- Bulk Variance-Approved
2. Neil Larson– 300 Lynwood Place, Block 233.27, Lot 4, Appeal #13798- Bulk Variance-Approved
3. Angelica Properties, LLC– 233 Ocean Bay Boulevard, Block 943.01, Lot 70, Appeal 13789- Bulk Variance-Approved
4. Christopher & Laura Lanzone– 2114 Robin Lane, Block 120.03, Lot 21, Appeal 13800- Bulk Variance-Approved
5. Castle Development Condo Assoc/Sochon & Zecchino– 22 7th Avenue, Block 1026, Lot 16, Appeal 13799- Use (D2) Variance-Approved

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NEW APPLICATIONS

APPEAL #13791– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 1. | Jeffrey & Daria Crisalli
816 Gilmores Island
Zone: R-120
December 29, 2022 | Block: 443.44
Lot: 22
Anthony Pagano, Esq.
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/permited -6.2' (eastern side yard) proposed -21.4' (combined) proposed
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APPEAL #13796– BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 2. | Jason & Jolynn Wojcik
14 St. Thomas Avenue
Zone: R-75
January 24, 2023 | Block: 1500.14
Lot: 4
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-793 |
|----|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

Applicant is seeking approval to construct a new in-ground pool and patio in the rear yard of the subject property.

Pool, Min. Rear Yard Setback	-10' required/permited -2.8' proposed
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Pool, Min. Pool to Bldg Structure	-8' required/permited -6.1' proposed
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Pool Equipment, Min. Side Yard Setback	-10' required/permited -7' proposed
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APPEAL #13801– USE (D1) VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 3. | The Open Door, LLC
1658 Lakewood Road
Zone: HB
February 10, 2023 | Block: 364
Lot: 22
Harvey L. York, Esq.
Brian P. Murphy, PE
ESCROW ACCT# X-23—B01-797 |
|----|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|

Applicant is seeking Use Variance approval for new apartments for clients of The Open Door, LLC at the subject site. At this time the applicant seeks only use variance approval since residential uses are not permitted in the HB zone.

-Residential uses are not permitted in HB zone

-Proposed 13 residential units on the subject site in the HB zone

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