

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

JUNE 23, 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	_____
RICHARD ANGIOLETTI	_____	ANTHONY FONTANA	_____
ROBERT ALSTON	_____		
LYNN R. O'TOOLE	_____		

ALTERNATES:

NELS LUTHMAN (ALT#1)	_____
ANTHONY COLUCCI (ALT #2)	_____
DANA TORMOLLAN (ALT #3)	_____
ALEXIS BAILEY (ALT #4)	_____

- 5. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**
 - A. General Voucher for Hierung, Dupignac & Stanzione, et al
 - B. General Voucher for Cole Transcription, LLC
- 6. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Hierung, Dupignac & Stanzione, et al.
 - B. Escrow Voucher for Remington & Vernick Engineers
 - C. Escrow Voucher for Asst. Twp. & Asst. ZBOA Planner for Twp. of Toms River Current Fund for
- 7. ESCROW REFUND VOUCHERS**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
JUNE 23, 2022**

8. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meetings of April 28, 2022 & May 12, 2022

9. RESOLUTIONS OF APPROVAL

10. BOARD ACTION ON APPLICATION

11. PUBLIC COMMENT

12. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Frank Louis– 6 Haines Cove Drive, Block 687.02, Lot 37.01, Appeal #13778- Bulk Variance-Approved
- 2. Philip & Erin Potter– 8 Haines Cove Drive, Block 687.02, Lot 37.02, Appeal #13779- Bulk Variance-Approved
- 3. Craig Andriulli– 1855 Monitor Drive, Block 1462.10, Lot 15, Appeal #13776- Bulk Variance-Approved

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
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APPEAL #13766 – USE VARIANCE & AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|--|
| 1. | 27 Washington Street
Associates, LLC
27 Washington Street
Zone: VB
September 2, 2022 | Block: 662
Lot: 5
Gregory J. Hock, Esq.
ESCROW ACCT# X-23—B01-597 |
|----|--|--|

The applicant is seeking Use Variance and Amended Preliminary & Final Major Site Plan approval for a six story apartment building with retail and storage at grade. The applicant was approved and Resolution adopted on June 13, 2019 for a six story apartment building with 23 dwelling units, five units per floor on levels 2-4 and four units per floor on levels 5 and 6 over a ground level ± 4,000 SF of retail and the remainder of the footprint of storage and lobby space. Based upon the Resolution of Approval of June 13, 2019 the Board based its approval in part that access to and restrooms for the rooftop amenity must be provided and the height of the building would not exceed 66 ft. without returning to the Board. However the new proposal results in a change in the overall height of the building from 66 ft. to 73 ft. to accommodate and elevator penthouse with restroom.

Parking Stalls	-62 required for residential and retail -0 proposed
Max. Lot Coverage	-80% required -100% proposed
Max. Bldg, Height	-55'5 stories with ground level retail - required -73'6 stories proposed

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