

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

AUGUST 11, 2016 AGENDA

REGULAR MEETING – 7:30 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	_____	RODEN LIGHTBODY	_____
ART BLANK	_____	LINDA STEFANIK	_____
ANNE HAMMILL-PASQUA	_____	ROBERT ALSTON	_____
LYNN R. O'TOOLE	_____		

ALTERNATES:

JOHN MEEHAN (ALT#1)	_____
FRANCES ACCARDI (ALT#2)	_____
ARNOLD TARANTO (ALT #3)	_____

5. RULES & REGULATIONS GOVERNING THE MEETING
6. ANNOUNCEMENTS
7. APPROVAL OF GENERAL VOUCHERS FOR PAYMENT
 - A. General Vouchers for Cole Transcription, LLC
 - B. General Voucher for Brian E. Rumpf, Esq.
8. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT
 - A. Escrow Voucher for Brian Rumpf, Esq.
 - B. Escrow Voucher for Kim Pascarella, Esq.
 - C. Escrow Vouchers for Owen, Little & Associates
 - D. Escrow Voucher for Twp. of Toms River Current Fund for Colleen McGurk, Asst. Zoning Officer/ Planner

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9. APPROVAL OF ESCROW REFUND VOUCHERS

- A. Refund voucher for Vincent J. Giglio, Block 998, Lots 1,2
- B. Refund voucher for Ann E. Lanahan, Block 1111, Lot 1
- C. Refund voucher for Mark A. Vayda, Block 943.01, Lots 43, & 43.01
- D. Refund voucher for Thomas Moore, Block 944.02, Lot 17
- E. Refund voucher for William H. Mason, Block 1112, Lot 27
- F. Refund voucher for Paul McGrath, Block 1104.26, Lot 13
- G. Refund voucher for Michael O'Neill, Block 1108.10, Lots 187 & 188

10. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of May 12, May 26, and June 9, 2016

11. RESOLUTIONS OF APPROVAL

12. BOARD ACTION ON APPLICATION

13. PUBLIC COMMENT

14. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. HealthSouth of Toms River, LLC – 14 Hospital Drive-Block 535.08, Lots 32 & 34, Appeal #13212 – Architectural & Landscape Review - Approved
- 2. Rutherford Homeowners Association/Gregg Chaplin – 61 Rutherford Lane-Block 951.10, Lot 27.30, Appeal #13410 – Use & Bulk Variance – Approved
- 3. Margaret & Alex Stagliano – 1756 State Highway 35 – Block 1048, Lots 276 & 350, Appeal #13399 – Use & Bulk Variance – Approved
- 4. West Brighton Association/Riga – 35 West Brighton Ave-Block 944.28, Lot 27.15, Appeal #13422, Use & Bulk Variance-Approved

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PENDING APPLICATIONS

APPEAL #13398 – PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – TESTIMONY HEARD – CARRIED FROM MAY 26, 2016 & JULY 14, 2016

- | | | |
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| 1. | Dover Summit Associates, LLC
1450 Highway 9
Zone: RHB
August 11, 2016 | Block: 410.01
Lots: 21, 28,29, 33.01 & 42
John Paul Doyle, Esq.
ESCROW ACCT# X-23—B01-399 |
|----|--|--|

The applicant seeks Preliminary & Final Major Site Plan and Subdivision approval for the construction of a 175 unit planned residential development involving a 13 3-story townhouse building and 2 55-unit apartment buildings. Use Variance approval was granted on April 30, 2015 to permit the development proposed.

Building Height	-35' required -37.48' proposed
Courtyard Width Yard	-112' required - None shown
Max. Building Height	-175' required -None shown

NEW APPLICATIONS

APPEAL #13417 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 2. | Guvan Kose
105 West Channel Way
Zone: R-40B
October 24, 2016 | Block: 1101.04
Lot: 3
Harvey L. York, Esq.
ESCROW ACCT# X-23—B01-418 |
|----|---|---|

Applicant is proposing to construct a two and half single family dwelling with three bedrooms and two bathrooms.

Min. Lot Area	-4,000 SF required -1,250 SF existing
Min. Lot Depth	-100' required -25' existing
Front Yard Setback	-2' required -0.41" proposed
Stairs & Landings	-3' required -0 proposed
A/C Unit	-2' required -0.40' proposed

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APPEAL #13420 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Joseph Spiers 354 Stephen Ave Zone: R-75 September 30, 2016	Block: 297.05 Lots: 76 & 77 Harvey L. York, Esq. ESCROW ACCT# X-23—B01-421
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Applicant is requesting to legitimize two existing A/C units and pavers within the side yard setback.

A/C	-4' required -1' + existing
Impervious Coverage	-70% required -76% existing

APPEAL #13423 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Cheryl Lee 820 Raleigh Drive Zone: R-120 November 3, 2016	Block: 373 Lot: 5 Terry Brady, Esq. ESCROW ACCT# X-23—B01-424
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Applicant is requesting to legitimize an existing shed, covered kitchenette, a fireplace and a fence.

Shed, Front Yard Setback (Somerset)	-40' required -5.1' existing
Shed, Side Yard Setback	-10' required -4.4' existing
Structure from Pool	-8' required -5.8' existing
Structure from Front Yard (Raleigh)	-40' required -15.15' existing
Grill, Front Yard Setback	-40' required -4.7' existing
Fireplace, Front Yard Setback	-40' required -20' existing
Impervious Coverage	-50% required -57.62% existing
Fence, 6' High	-40' required -3' proposed
Fence within a Sight Triangle	-2.5' required -4' existing

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PENDING APPLICATIONS

APPEAL #13365 – USE (D1) VARIANCE – PUBLIC HEARING OPEN – TESTIMONY
HEARD –CARRIED FROM JUNE 23, 2016 FOR FURTHER TESTIMONY

- | | | |
|----|-----------------------|---------------------------|
| 5. | Michael Fish | Block: 144 |
| | 99 Honey Locust Drive | Lots: 1 |
| | Zone: RR | John Paul Doyle, Esq. |
| | September 9, 2016 | ESCROW ACCT# X-23—B01-367 |

Applicant is proposing to construct a 9,940 SF two story office building. The applicant received prior Use Variance approval from the Board of Adjustment on April 7, 2011 for the construction of a two-story building with business offices, meeting rooms and a catering hall for the existing Church of St. Mary and cemetery.

Use Variance	- required
	-proposed

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For special accommodations, please call (732)341-1000, ext. 8259