

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**OCTOBER 13, 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**

a) The application for Donald Oh, 1023 Lakewood Road, Block 540, Lot 20, for a Use Variance has been carried to November 3, 2016 at the applicant's attorney's request. Notification is required and the applicant will waive time limitations.

7. **APPROVAL OF GENERAL VOUCHERS FOR PAYMENT**

- A. General Voucher for Cole Transcription, LLC
- B. General Voucher for Hierung, Gannon & McKenna

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**8. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**

- A. Escrow Voucher for Brian Rumpf, Esq. .
- B. Escrow Voucher for Hiering, Gannon & McKenna

**9. APPROVAL OF ESCROW REFUND VOUCHERS**

**10. MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for the Regular Meeting of August 11, 2016

**11. RESOLUTIONS OF APPROVAL**

**12. BOARD ACTION ON APPLICATION**

**13. PUBLIC COMMENT**

**14. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

- 1. Kenneth & Nancy Zagari Shan – 1886 Monitor Drive-Block 1462,04, Lot 20, Appeal #13396 – Bulk Variance – Approved
- 2. Homestead Run Mobile Home Park – NJSH Route 70 – Block 298, Lot 1.01, Appeal #13430– Amended Preliminary & Final Major Site Plan – Approved
- 3. Joseph Carcaterra – 1940 Railway Ave West – Block 1007.01, Lot 3, Appeal #13432– Bulk Variance – Approved
- 4. Avtar Grewal – 159 Kettle Creek Road– Block 233.29, Lot 45, Appeal #13428– Bulk Variance – Approved
- 5. Chad Krean/Krean’s Auto Body – Block 658, Lots 49 & 50, Appeal #13426 – Use Variance - Approved

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APPEAL #13107– ADMINISTRATIVE APPROVAL– PUBLIC HEARING OPEN – NO TESTIMONY HEARD

Toms River View Apartments (Rover Watch) Main Street & Legion Court	Block 657 Lot: 16,17,18 Robert C. Shea, Esq.
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Applicant is before the committee to modify the previously approved site plan for relocation of the driveway location, replacement of the approved concrete curb and modification to the exterior finishes on all sides of the building. The Resolution of Approval for Preliminary & Final Major Site Plan to construct a 4 story 55-unit apartment building was adopted on February 14, 2013 and a Zoning Permit was approved on May 5, 2016.

**NEW APPLICATIONS**

APPEAL #13435 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |  |   |
|----|--|---|
| 1. | Margaret Neafsey<br>572 Bayview Drive<br>Zone: R-75<br>December 24, 2016 | Block: 235.17<br>Lot: 76<br>George D. McGill, Esq.<br>ESCROW ACCT# X-23—B01-436 |
|----|--|---|

Applicant is requesting to legitimize two existing A/C units within the side yard setback.

A/C	-4' required -1' ± existing
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APPEAL #13431 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |   |  |
|----|---|--|
| 3. | Michael Alvarez<br>237 Silver Beach Road<br>Zone: R-40A<br>December 3, 2016 | Block: 1087<br>Lot: 58<br>Kenneth L. Pape, Esq.<br>ESCROW ACCT# X-23—B01-432 |
|----|---|--|

Applicant is proposing to construct a 12' x 36.58' elevated deck at a height of 9'.

Deck, Rear Yard Setback	-10' required -6.2' proposed
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APPEAL #13433 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- |    |   |  |
|----|---|--|
| 4. | Loriann & Patrick Erbe<br>8 Park Street<br>Zone: R-40A<br>December 25, 2016 | Block: 537<br>Lot: 75<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-434 |
|----|---|--|

Applicant is proposing to reconstruct a single-family dwelling.

Min. Lot Area	-5,000 SF required -2,445 SF existing
Min. Lot Depth	-100' required -48.90' existing
Min. Front Setback	-25' required -10' proposed
Rear Yard Setback	-20' required -10.88' proposed
Parking Stalls	-2 required -1 proposed

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APPEAL #13434 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5.        John & Marie Chappell Arout                      Block: 1112.02  
             3377 Heron Lane                                      Lot: 16  
             Zone: R-40B    Harvey L. York, Esq.  
             December 27, 2016                                      ESCROW ACCT# X-23—B01-435

Applicant is proposing to construct an elevated deck and also to legitimize an existing 106 SF hot tub.

Deck, Side Yard Setback	-10' required -1.8' proposed
Deck, Distance from Water	-10' required -4.43' proposed
Hot Tub, Side Yard Setback	-3' required -2.25' existing
Hot Tub, Rear Yard Setback	-3' required -1" ± existng
Pool Filter	-10' required -0.80' existing

APPEAL #13436 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

6.        Rose Patterson    Block: 256  
             19 Carter Street    Lot: 25.06  
             Zone: R-75    William Witherspoon, Esq.  
             December 28, 2016    ESCROW ACCT# X-23—B01-437

Applicant is requesting to legitimize two existing sheds and construction of an elevated deck.

Shed (Northerly)	-3' required -0.4'-existing
Shed, Side Yard	-8' required -3.5' existing
Min. Front Setback	-12' required -2.5' existing
Deck	-8' required -3.7' proposed

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