

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

SEPTEMBER 8, 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 Cheryl Lee, 820 Raleigh Drive, Block 373, Lot 5, for Bulk Variances has been carried to October 13, 2016 at the request of the applicant's attorney. The October 13th date is a firm date and there will be no further adjournments. Re-notification is not required and the applicant will waive time limitations.

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

A. General Voucher for Hiering, Gannon & McKenna

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8. APPROVAL OF ESCROW REFUND VOUCHERS

- A. Refund voucher for James W. Turner Construction, Block 1043, Lot 490.02
- B. Refund voucher for Gorden D. Sinclair, Block 1112.07, Lot 10
- C. Refund voucher for Ralph J. Stocco, Block 703, Lot 1
- D. Refund voucher for Thomas Moore, Block 703, Lot 1
- E. Refund voucher for Matthew D. Crivellii, Block 1016, Lot 12
- F. Refund voucher for Paul McGrath, Block 1104.26, Lot 13
- G. Refund voucher for John Notte, Block 537, Lots 51.01, 51.02
- H. Refund voucher for Kathleen L. Pfeiffer, Block 1112.06, Lot 16

9. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for the Regular Meeting of June 23, 2016 and July 14, 2016 and Plans Meeting of July 14, 2016.

10. RESOLUTIONS OF APPROVAL

11. BOARD ACTION ON APPLICATION

12. PUBLIC COMMENT

13. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Dover Summit Associates, LLC – 1450 Highway 9-Block 410.01, Lots 21,28,29, 33.01 & 42, Appeal #13398 – Preliminary & Final Major Site Plan - Approved
- 2. Guvan Kose – 105 West Channel Way-Block 1101.04, Lot 3, Appeal #13417 – Bulk Variance – Approved
- 3. Joseph Spiers – 354 Stephen Ave – Block 297.05, Lots 76 & 77, Appeal #13420 – Bulk Variance – Approved

RESOLUTION OF DENIAL

- 4. Michael Fish – 99 Honey Locust Drive-Block 144, Lot 1, Appeal #13365 – Use Variance - Denied

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NEW APPLICATIONS

APPEAL #13424 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 1. | Daniel Nemcek
126 Stone Hedge Drive
Zone: R-200
November 20, 2016 | Block: 394.26
Lot: 14

ESCROW ACCT# X-23—B01-425 |
|----|--|---|

Applicant is proposing to construct a 43.66' x 8.5' covered front porch.

Front Yard Setback	-40' required -34.89' proposed
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APPEAL #13425 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|--|
| 2. | Sylvia Pugliese
1831 Windward Court
Zone: R-75
November 26, 2016 | Block: 1462.13
Lot: 17

ESCROW ACCT# X-23—B01-426 |
|----|---|--|

Applicant is requesting to legitimize an existing A/C unit within the side yard setback.

A/C	-4' required -1' existing
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APPEAL #13419 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|--|
| 3. | Maria Dilts
121 Grand View Drive
Zone: R-75
November 24, 2016 | Block: 235.14
Lot: 5

ESCROW ACCT# X-23—B01-420 |
|----|--|--|

Applicant is proposing to reconstruct a single family dwelling.

Front Yard Setback (easterly on Grand View Drive)	-23.5' required -15' proposed
Side Yard Setback	-8' required -5' proposed

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APPEAL #13429 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|--|---|
| 4. | Eileen Shafer
28 Fielder Ave
Zone: R-40B
December 8, 2016 | Block: 1040
Lots: 606 & 607
Robert C. Shea, Esq.
ESCROW ACCT# X-23—B01-430 |
|----|--|---|

Applicant is proposing to construct a 27.8' x 10' elevated deck within the front yard located on Fielder Avenue.

Deck, Front Yard Setback	-14.2' required
Fielder	-5' proposed

APPEAL #13426 – USE VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 5. | Chad Krean/Krean's Auto Body
301 West Water Street
Zone: VB
December 9, 2016 | Block: 658
Lots: 49 & 50
Gregory J. Hock, Esq.
ESCROW ACCT# X-23—B01-427 |
|----|---|---|

Applicant is proposing to expand the existing one story masonry building known as Krean's Auto Body with a two story addition and expansion consisting of 7,762.43 SF and a new one story 6,968 SF building. The existing use received a prior Use Variance but due to the expansion a new Use Variance is required. The applicant also proposes 49 parking stalls including two handicapped spaces.

Use Variance	- required
	-proposed

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