

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**SEPTEMBER 22, 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 Voucher for Brian E. Rumpf, Esq.
  - B. General Voucher for Cole Transcription, LLC
8. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
  - A. Escrow Voucher for Brian Rumpf, Esq. .
  - B. Escrow Voucher for Hering, Gannon & McKenna
  - C. Escrow Voucher 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**
- 10. MINUTES OF THE MEETING**
- 11. RESOLUTIONS OF APPROVAL**
- 12. BOARD ACTION ON APPLICATION**
- 13. PUBLIC COMMENT**
- 14. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

1. Daniel Nemcek – 126 Stone Hedge Drive-Block 394.26, Lot 14, Appeal #13424 – Bulk Variance – Approved
2. Sylvia Pugliese – 1821 Windward Court – Block 1462.13, Lot 17, Appeal #13425– Bulk Variance – Approved
3. Maria Dilts – 121 Grand View Drive – Block 235.14 Lot 5, Appeal #13419– Bulk Variance – Approved
4. Eileen Shafer – 28 Fielder Ave – Block 1040, Lots 606 & 607, Appeal #13429– Bulk Variance – Approved
5. Dover Summit Associates, LLC – Block 410.01, Lots 21, 28, 39, 33.01 & 42, Appeal #13398 – Preliminary & Final Major Site Plan - Approved

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**NEW APPLICATIONS**

APPEAL #13396 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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| 1. | Kenneth & Nancy Zagari Shan<br>1886 Monitor Drive<br>Zone: R-75 | Block: 1462.04<br>Lot: 20<br>Anthony Pagano, Esq.<br>ESCROW ACCT# X-23—B01-397 |
|----|---|--|

Applicant is proposing to legitimize an existing 19.2'x 19.99' covered patio with a height of 13.5'.

Covered Patio, Side Yard	-8' required -1' proposed
Covered Patio, Distance from Water	-20' required -6 ± proposed
Covered Patio, Rear Yard Setback	-12' required -3' proposed
Vinyl Shed, Side Yard	-3' required -0' proposed
Vinyl Shed, Distance from Dwelling	-5' required -2' proposed
Second Vinyl Shed, Side Yard	-8 required -0' proposed
Second Vinyl Shed, Distance from Dwelling	-5' required -0' proposed

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APPEAL #13430 – AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 2. | Homestead Run Mobile Home<br>Park<br>NJSH Route 70<br>Zone: MHP & R-200<br>December 9, 2016 | Block: 298<br>Lot: 1.01<br>Joseph Michelini, Esq.<br>ESCROW ACCT #X-23—B01-431 |
|----|---|--|

Applicant is requesting to amend the original Use Variance and Preliminary & Final Major Site Plan approval for 12 mobile homes and reduce the mobile home pad sites to 8 and modify the approved storm water management plans from an underground recharge system to an above ground infiltration basin.

APPEAL #13432 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 3. | Joseph Carcaterra<br>1940 Railway Ave West<br>Zone: R-40B<br>December 3, 2016 | Block: 1007.01<br>Lot: 3<br>Terry Brady, Esq.<br>ESCROW ACCT# X-23—B01-433 |
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Applicant is proposing to install a 24' x 12' in-ground pool.

Pool, Front Yard Setback	-20' required -15.7' proposed
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Fence	-4' high 2/3 open required -6' proposed
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APPEAL #13428 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 4. | Avtar Grewal<br>159 Kettle Creek Road<br>Zone: R-90<br>December 4, 2016 | Block: 233.29<br>Lot: 45<br>Harvey L. York, Esq.<br>ESCROW ACCT# X-23—B01-429 |
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Applicant is proposing to reconstruct a two story single family dwelling.

Min. Lot Area	-9,000 SF required -7,500 SF existing
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Min. Lot Depth	-120' required -100' existing
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Min. Lot Frontage	-110' required -75/100" proposed
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Front Yard Setback (Kettle Creek)	-35' required -25' proposed
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APPEAL #13435 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|--|---|
| 5. | 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 |
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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 #13426 – USE VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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|----|---|---|
| 6. | Chad Krean/Krean's Auto Body<br>301 West Water Street<br>Zone: VB<br>December 9, 2016 | Block: 658<br>Lots: 49 & 50<br>Gregory J. Hock, Esq.<br>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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