

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

OCTOBER 27, 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 Bilal Educational Academy/Muslim Society of South Jersey, Block 172.04, Lot 12, for a Use Variance and Major Site Plan has been adjourned by the applicant in order to submit additional revised plans. A new hearing date will be scheduled and the applicant will re-notice for same. The applicant will waive time limitations.

7. **EXECUTIVE SESSION**

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
OCTOBER 27, 2016**

8. APPROVAL OF ESCROW VOUCHERS FOR PAYMENT

- A. Escrow Voucher for Owen, Little & Associates
- B. Escrow Voucher for Twp. of Toms River Current Fund for Colleen McGurk, Asst. Zoning Officer/ Planner

9. APPROVAL OF ESCROW REFUND VOUCHERS

- A. Refund voucher for Steven Jacaruso, Block 1055 Lot 17
- B. Refund voucher for Joseph Bruno, Block 1111, Lot 10
- C. Refund voucher for Laurence & Denise Beckerle, Block 1040, Lots 592/593
- D. Refund voucher for Claire Londress, Estate of Kathleen Lewandowski, Bock 1085.03, Lots 12 & 26
- E. Refund voucher for Nicholas Moussab, Block 1108.31, Lot 35
- F. Refund voucher for Conrad & Joanne Hagenfeld, Block 1502.17, Lot 9
- G. Refund voucher for Hampton Ridge Healthcare & Rehab, LLC, Block 364, Lot 16.02
- H. Refund voucher for Daub's Nurseries (Harold Wilbett), Block 687.02, Lot 33

10. MINUTES OF THE MEETING

11. RESOLUTIONS OF APPROVAL

12. BOARD ACTION ON APPLICATION

13. PUBLIC COMMENT

14. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- 1. Toms River View Apartments (River Watch) – Main Street & Legion Court-Block 657, Lots 16,17,18, Appeal #13107– Administrative Approval – Approved
- 2. Michael Alvarez – 237 Silver Beach Road – Block 1087, Lot 58, Appeal #13431– Bulk Variance – Approved
- 3. Loriann & Patrick Erbe – 8 Park Street – Block 537, Lot 75, Appeal #13433– Bulk Variance – Approved
- 4. John & Marie Chappell Arout – 3377 Heron Lane– Block 1112.02, Lot 16, Appeal #13434– Bulk Variance – Approved
- 5. Rose Patterson – 19 Carter Street-Block 256, Lot 25.06, Appeal #13436 – Bulk Variance - Approved

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
OCTOBER 27, 2016**

NEW APPLICATIONS

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

- | | | |
|----|--|---|
| 1. | Margaret Neafsey
572 Bayview Drive
Zone: R-75
December 24, 2016 | Block: 235.17
Lot: 76
George D. McGill, Esq.
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
-----	--------------------------------

APPEAL #13438 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

- | | | |
|----|---|---|
| 2. | William Carnathan
2425 Stanley Drive
Zone: R-75
January 20, 2017 | Block: 724.37
Lot: 12

ESCROW ACCT# X-23—B01-439 |
|----|---|---|

Applicant is proposing to construct a 16.5' x 12.5' bedroom addition.

Front Yard Setback	-25' required -22.3' proposed
Shed, Side Yard	-3' required -2'-existing
Shed, Distance to Pool	-8' required -7' existing

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
OCTOBER 27, 2016**

APPEAL #13439 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

3.	Catherine Crisafulli 420 Sixth Terrace Zone: R-40B January 27, 2016	Block: 1097.01 Lot: 173 Michael B. York, Esq. ESCROW ACCT# X-23—B01-440
----	--	--

Applicant is proposing to construct an elevated deck within the front and side yard setbacks.

Deck, Side Yard Setback	-4' required -0' proposed
Deck, Front Yard Setback	-15' required -6.33' proposed
Shed, Side Yard Setback	-3' required -2.1' existing
Shed, Side Yard Setback	-3' required -1.5' existing

APPEAL #13440 – USE (D4 -FAR) & BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4.	Michael & Jane Sullivan 1853 Ocean Ave Zone: R-40B January 27, 2017	Block: 1031 Lot: 29 Phillip G. Mylod, Esq. ESCROW ACCT# X-23—B01-441
----	--	---

Applicant is proposing to construct a three story, two family dwelling. The existing dwelling was a one and a half story three family dwelling.

Min. Lot Area	-6,000 SF required -3,000 SF existing
Min. Lot Width	-60' required -50' existing
Min. Lot Depth	-100' required -60' existing
Rear Yard Setback	-12' required -8' proposed
Total Side Yard	-12' required -8' proposed
Max. Bldg Coverage	-40% required -51% proposed
Floor Area Ratio	-2,400 SF required -2,551 SF proposed

**REGULAR MEETING TOWNSHIP OF TOMS RIVER
BOARD OF ADJUSTMENT
OCTOBER 27, 2016**

VISIT US AT: tomsrivertownship.com



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