

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

NOVEMBER 17, 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**
8. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
 - A. Escrow Voucher for Brian Rumpf, Esq. .
 - B. Escrow Voucher for Kim Pascarella, Esq.
9. **APPROVAL OF ESCROW REFUND VOUCHERS**

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- 10. ADOPTION OF THE 2017 BOA MEETING SCHEDULE**
- 11. MINUTES OF THE MEETING**
- 12. RESOLUTIONS OF APPROVAL**
- 13. BOARD ACTION ON APPLICATION**
- 14. PUBLIC COMMENT**
- 15. ADJOURNMENT**

RESOLUTIONS OF APPROVAL

1. Timothy Daly – 3403 Sandy Place-Block 1108.08, Lot 1, Appeal #13443– Bulk Variance – Approved
2. Lourdes Brautigan – 250 Harbor Court – Block 881, Lots 30 & 30.01, Appeal #13442– Bulk Variance – Approved

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PENDING APPLICATIONS

APPEAL #13440 – USE (D4 -FAR) & BULK VARIANCE – PUBLIC HEARING OPEN – TESTIMONY HEARD –CARRIED FROM NOVEMBER 3, 2016 FOR A SITE INSPECTION
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|----|--|---|
| 1. | 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

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APPEAL #13446 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 4. Denise & John Hand
306 Venice Drive
Zone: R-40B
February 12, 2017 | Block: 1103
Lot: 2
James P. Brady, Esq.
ESCROW ACCT# X-23—B01-448 |
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Applicant is proposing to reconstruct a single family dwelling.

Min. Lot Area	-4,000 SF required -2,295 SF existing
Min. Lot Width	-40' required -27' existing
Min. Lot Depth	-100' required -85' existing
Min. Lot Frontage	-40' required -27' existing
Front Yard Setback	-17' (20%) required -5.5' proposed
Total Side Yard	-12' required -7' proposed
Impervious Coverage	-1,836 SF (80%) required -Potential Variance

APPEAL #13437 – USE VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

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| 5. HealthSouth of Toms River, LLC
Oliver Street
Zone: R-90
January 12, 2017 | Block: 535.07
Lots: 3-9
Michael B. York, Esq.
ESCROW ACCT# X-23—B01-438 |
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Applicant is proposing to construct an 80" x 75' SF two-story medical office building. The property is located in the R-90 zone and this not a permitted use therefore a D1 Use Variance is required. The size of the property is 148,450 SF (3.41 acres).

Use Variance	- required -proposed
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APPEAL #13421 – CONDITIONAL USE (D3) VARIANCE & (D1) USE VARIANCE –
PUBLIC HEARING OPEN – NO TESTIMONY HEARD

6.	Donald Oh 1023/1025 Lakewood Road Zone: R-90 December 14, 2016	Block: 540 Lot: 20 James Casey, Esq. ESCROW ACCT# X-23—B01-422
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Applicant is proposing an addition to an existing 1,597 SF residential dwelling. The addition would include a 952 SF professional office on the first floor, a 963 SF residential portion on a new second floor, a 506 SF 2 car garage in order to provide parking for the residential use and a new parking lot and driveway extension and landscaping.

Use (D1 and D3) Variance	- required -proposed
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