

**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF TOMS RIVER**

**NOVEMBER 19, 2009 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**

JEANNETTE AMORUSO	_____	RODEN LIGHTBODY	_____
ART BLANK	_____	LINDA STEFANIK	_____
HEATHER MOFFITT	_____	ROBERT ALSTON	_____
LYNN R. O'TOOLE	_____		

**ALTERNATES:**

ERNEST COLAVITO (ALT#1)	_____
NELS LUTHMAN (ALT#2)	_____

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 Kim Pascarella, Esq.
  - B. Escrow Vouchers for Owen, Little & Associates
9. **APPROVAL OF ESCROW REFUND VOUCHERS**
  - A. Refund voucher for Michael & Sally Cardillo, Block:794.01 Lot:11
  - B. Refund voucher for Michael & Anita DiCorcia,, Block 1093.03, Lot: 30

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**10. MINUTES OF THE MEETING**

- A. Board of Adjustment minutes for meeting of September 24, 2009 and October 8, 2009

**11. RESOLUTIONS OF APPROVAL**

**12. BOARD ACTION ON APPLICATION**

**13. PUBLIC COMMENT**

**14. ADJOURNMENT**

**RESOLUTIONS OF APPROVAL**

- A. Deborah Dec– 949 Hazelwood Road - Block 444.24, Lot 19, Appeal #12869 – Bulk Variances - Approved
- B. Michael J. & Nicole M. Guthneck –Block 413.04, Lot 3, Appeal #12891 - Bulk Variances - Approved
- C. Homestead Run Mobile Home Park – Route 70 East -Block 298, Lots 1,2, Appeal #12883 - Use Variance & Preliminary & Final Major Site Plan - Approved

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**NEW APPLICATIONS**

<b>APPLICANT ADDRESS ZONE DATE OF EXPIRATION</b>	<b>BLOCK LOT ATTORNEY (if applicable) Brief Description</b>
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APPEAL #12893 – BULK VARIANCE– PUBLIC HEARING OPEN – NO TESTIMONY HEARD –

- |   |  |
|---|--|
| 1. William F. Weigel<br>4 Curaco Ave<br>Zone: R-75<br>February 28, 2010 | Block: 1500.04<br>Lot: 44<br><br>ESCROW ACCT.#X-23—B00-887 |
|---|--|

Applicant proposes installation of a rear yard swimming pool and relocation of an existing accessory shed structure.

Pool Rear Setback	-10' required -3.4' proposed
Pool to Structure Offset	-8' required -6.2" proposed
Structure to Water Offset	-20' required -5.8' proposed
Pool Equipment Side Setback	-10' required -8.0' proposed
Shed to Structure Offset	-5.0' required -3.7" proposed

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APPEAL #12894 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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2	Steven & Beatrice Carosella 3464 Maritime Drive Zone: R-75 February 28, 2010	Block: 1076.08 Lots: 64 & 65  ESCROW ACCT# :X-23—B00-888
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Applicant proposes removal and reconstruction of a single family dwelling

Min. Lot Area	-7500 SF required -5000 SF proposed
Min. Lot Width	-75' required -50 proposed
Min. Combined Side Setback	-20' required -17.38' proposed
Max. Lot Coverage	-30% required -35.4% proposed
Structure to Water Offset	-20' required -6.55' proposed

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**PENDING APPLICATIONS**

APPEAL #12747 –USE VARIANCE & MAJOR SITE PLAN – PUBLIC HEARING OPEN –  
TESTIMONY HEARD – CARRIED FROM FEBRUARY 12, 2009, MARCH 30, 2009, APRIL 23,  
2009, JUNE 11, 2009 & AUGUST 3, 2009

- |    |  |   |
|----|--|---|
| 1. | New Jersey American Water<br>c/o Eric Hahn<br>Carmel Drive<br>Zone: R-40B<br>August 20, 2008 | Block 944.03<br>Lots 19, 20, 21, 23<br>Daniel J. Bitonti, Esq.<br>ESCROW ACCT.#X-23—B00-742 |
|----|--|---|

Applicant proposes construction of a water treatment facility on the subject property.

Min. Lot Area	-20,000 SF required -7769 SF proposed
Min. Front Setback	-39.6' required -7.0' (CD) proposed
Min. Front Setback	-39.6' required -6.5' (SDD) proposed
Min. Side Setback	-39.6' required -12' proposed
Min. Side Setback (comb)	-79.2' required -35' proposed
Min. Lot Depth	-100' required -62' proposed
Max. Lot Coverage	-35% required -50% proposed

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