

ZONING BOARD OF ADJUSTMENT

TOWNSHIP OF TOMS RIVER

SEPTEMBER 24, 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**
 - A. General Vouchers for Russo & Cassidy, LLC.
8. **APPROVAL OF ESCROW VOUCHERS FOR PAYMENT**
9. **APPROVAL OF ESCROW REFUND VOUCHERS**
 - A. Refund voucher for Yalcin Memisoglu, Block:944.03, Lot:8

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10. MINUTES OF THE MEETING

- A. Board of Adjustment minutes for meeting of June 11, 2009

11. RESOLUTIONS OF APPROVAL

12. BOARD ACTION ON APPLICATION

13. PUBLIC COMMENT

14. ADJOURNMENT

RESOLUTIONS OF APPROVAL

- A. Swoops LLC c/o Brian Woop–12 Eighth Ave- Block 1031, Lot 21, Appeal #12870 –Use & Bulk Variances - Approved
- B. Dominick & Sylvia Pugliese, 1821 Windward Court -Block 1462.13, Lot 17, Appeal #12864 –Bulk Variances - Approved
- C. Daniel & Joan Nucera. –2912 Crestview Lane- Block 135.29, Lot 20 Appeal #12876– Bulk Variances– Approved
- D. Christopher Howe – 2 Admirial Ave, Block 706.06, Lots 19 & 20, Appeal #12874 – Bulk Variances -Approved
- E. Amy W. Lotano –9 Central Ave, Block 686, Lot 209.01, Appeal #12873 – Bulk Variances -Approved
- F. Michael Maybaum – 31 Sand Dune Lane, Block 921.13, Lot 11, Appeal #12871 – Bulk Variances -Approved
- G. Steven & Eileen Vecchio– 4 Sandy Lane, Block 724.17, Lots 71, 309 & 30, Appeal #12878 – Bulk Variances -Approved
- H. William J. Hanley– 185 Riverwood Dr, Block 171, Lot 33, Appeal #12879 – Bulk Variances -Approved

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PENDING APPLICATIONS

APPEAL #12869 – BULK VARIANCE – PUBLIC HEARING OPEN – TESTIMONY HEARD – CARRIED FROM SEPTEMBER 10, 2009 FOR SITE INSPECTION
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1	James & Joan Keeney 202 Durborow Ave Zone: R-40B November 18, 2009	Block: 987 Lot: 4 ESCROW ACCT.#X-23—B00-863
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Applicant proposes reconstruction of a single family residential dwelling

Min. Lot Area	-4000 SF required -.2813 SF proposed
Min. Corner Lot Frontage	-90'/90' required -45'/62/5" proposed
Min. Lot Depth	-100" required -62.5" proposed
Min. Front SB (Durborow)	-13.24' required -12.5' proposed
Min. Front SB (Railway)	-5.73' required -3.5' proposed
Min. Structure to Water Offset	-20' required -6.5' proposed
Min. Combined Side SB	-12' required -9.0' proposed
Max. Lot Coverage	-41% required -57.4% proposed

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NEW APPLICATIONS

APPLICANT ADDRESS ZONE DATE OF EXPIRATION	BLOCK LOT ATTORNEY (if applicable) Brief Description
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APPEAL #12860 – SPECIAL REASONS VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

2	Toms River Township Fire Commissioners District #1 Church Road Zone: RR December 14, 2009	Block: 231 Lot: 28 Richard Braslow, Esq.
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Applicant proposes construction of a 150 foot tall communications tower.

APPEAL #12861 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD
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3.	Alfonso & Angela Califano 219 Shuster Ave Zone: R-40B October 29, 2009	Block: 998 Lots: 7 & 8 ESCROW ACCT.#X-23—B00-855
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Applicant proposes construction of a building additions to the existing one-story frame dwelling.

Min. Lot Area	-4000 SF required -2500 SF proposed
Min. Lot Depth	-100' required -.62.5'proposed
Min. Front Setback	-17' required -15' proposed
Min. Rear Setback	-17' required -12' proposed
Min. Side Setback	-4.0' required -3' proposed
Min. Side Setback (Comb)	-12' required -8.8' proposed
Max. Lot Coverage	-43% required -46.25% proposed
Min. Accessory Shed RSB	-3.0' required -1.0' proposed

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APPEAL #12877 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

4. Ralph & Louise Lilore Block: 943.02
 201 Kathryn Street Lot: 55
 Zone: R-40B
 December 10, 2009 ESCROW ACCT:X-23—B00-871

Applicant proposes removal and reconstruction of a single family dwelling.

Min. Lot Area	-4000 SF required -.2702 SF proposed
Min. Corner Lot Frontage	-90/90' required -50.03/54' proposed
Min. Lot Depth	-100' required -54' proposed
Min. Front Setback	-11.87' required - 11.30' (Rte 35) proposed
Min. Front Setback	-9.42' required -5.0' proposed (Kathryn)

APPEAL #12882 – BULK VARIANCE – PUBLIC HEARING OPEN – NO TESTIMONY HEARD

5. James & Lynne Borghesi Block: 943.02
 210 Joseph Street Lot: 50
 Zone: R-40B
 December 23, 2009 ESCROW ACCT:X-23—B00-876

Applicant proposes removal and reconstruction of a single family dwelling.

Min. Lot Area	-4000 SF required -.2700 SF proposed
Min. Lot Depth	-100' required -54' proposed
Min. Front Setback	-15' required - 4.5' proposed
Min. Rear Setback	-17.16' required -16' proposed
Max. Lot Coverage	-41.7% required -41.8% proposed

