

TOWNSHIP OF TOMS RIVER

DEPARTMENT OF ENGINEERING AND COMMUNITY DEVELOPMENT

DIVISION OF LAND USE REGULATION

ESCROW REPLENISHMENT AGREEMENT

This agreement is made between the Township of Toms River ("Township") and _____ ("Applicant"), and _____ ("Property Owner" if different from applicant), pursuant to the provisions of N.J.S.A. 40:55D-53.2(c).

The parties to this agreement acknowledge that the applicant has submitted an application for land development to the Toms River Township Planning Board or Board of Adjustment. In accordance with the requirements of the Toms River Township Escrow Fee Ordinance, the applicant has deposited the sum of \$_____ with the Township of Toms River to cover the cost and expenses of all reviews by the professionals retained by the applicable Board regarding the submitted application.

The applicant agrees that upon notification by mail from the Board Clerk that whenever the amount remaining in the escrow accounts drops to 25% of the original escrow fee, the applicant will agree to replenish the escrow account within ten (10) days from the date of the mailing of the notice to an extent equal to 50% of the original escrow fee. The applicant also agrees to pay any deficiencies in said account simultaneously. The applicant acknowledges that he/she has been provided with a copy of the Township Ordinance relating to the payment and replenishment of the aforesaid escrow review fees and agrees to otherwise fully comply with the requirements of the same.

In the event there is a failure to replenish the escrow account in accordance with the terms of the Agreement, the Township has the right to withhold the zoning permit or the issuance of Certificate of Occupancy until the deficiency is paid, and if the escrow review fees are not paid within 30

days of the billing date, the Township shall have the right to lien the property in the amount of the deficiency.

TOWNSHIP OF TOMS RIVER

APPLICANT SIGNATURE

By _____
Board Secretary

Print Applicant's Name

OWNER'S SIGNATURE
(if applicant is not property owner)

Print Owner's Name

Township of Toms River, NJ

Wednesday, April 1, 2015

Chapter 348. Land Use and Development Regulations

§ 348-3.4. Fees.

[Amended 2-9-1982 by Ord. No. 2068; 9-14-1982 by Ord. No. 2116; 5-22-1984 by Ord. No. 2244-86; 6-9-1987 by Ord. No. 2494-87; 1-26-1988 by Ord. No. 2539-88; 1-26-1988 by Ord. No. 2541-88; 8-14-1991 by Ord. No. 2848-91; 12-26-1991 by Ord. No. 2881-91; 4-8-1992 by Ord. No. 2906-92; 6-28-1995 by Ord. No. 3110-95; 9-24-1996 by Ord. No. 3196-96; 9-12-2000 by Ord. No. 3551-00; 7-23-2002 by Ord. No. 3713-02; 9-28-2004 by Ord. No. 3899-04; 11-9-2004 by Ord. No. 3915-04; 12-27-2005 by Ord. No. 3980-05]

A. Application and escrow review fees.

- (1) The following fees shall be due and payable in connection with the following categories of land use development applications submitted to the Township Planning Board and Board of Adjustment (hereinafter referred collectively as "the Board"). The fee denoted as "Application Fee" shall be nonrefundable and shall be used solely to cover the administrative and overhead costs associated with the processing of the application. The fee denoted as "Escrow Review Fee" shall be utilized exclusively to cover the cost of professional reviews of the application by the engineers, planners, attorneys and other professionals retained by the respective reviewing Board and other reviewing agencies of the Township. No application may be deemed complete until all applicable nonrefundable application fees and escrow review fee deposit have been paid.
- (2) All volunteer fire and first aid squads located within the Township of Toms River serving the residents of the Township of Toms River which are holders of tax-exempt status under the Federal Internal Revenue Code of 1954 [26C U.S.C. § 501 (c) or (d)] and the Toms River Regional Board of Education, the Toms River Municipal Utilities Authority, The Board of Fire Commissioners (Toms River Township District Number 1 and 2), any municipal agency, the County of Ocean, the State of New Jersey and the federal government or any of their agencies are hereby exempt from the payment of any fee charged pursuant to this section.
[Amended 5-25-2010 by Ord. No. 4268-10]

Application Category	Nonrefundable Application Fee	Escrow Review Fee Deposit
Administrative Approvals		
Development/zoning permits		
Single-family residential accessory structures, fences and additions not exceeding 150 square feet	\$50	0
New single-family residential dwellings and additions exceeding 150 square feet	\$75	0

Application Category	Nonrefundable Application Fee	Escrow Review Fee Deposit
Single- or two-family in-ground pools and detached garages	\$100	\$600
All other single- or two-family residential accessory structures (decks, sheds, fences and other similar structures)	\$100	\$150
Undersized/nonconforming lots or principal structures, additions and other single- or two-family residential applications	\$250	\$1,500
Commercial/multifamily residential/residential subdivisions	\$750	\$2,000
N.J.S.A. 40:55D-70d		
One single- or two-family residential dwelling	\$250	\$1,500
Commercial/multifamily residential/variances related to residential subdivisions	\$500	\$2,000
N.J.S.A. 40:55D-34 40:55D-35	\$300	\$1,000
Other		
Appeals (N.J.S.A. 40:55D-70a)	\$100	\$750
Interpretation (N.J.S.A. 40:55D-70b)	\$100	\$750
Conditional use	\$500	\$1,000
Zone change request	\$500	\$1,500
Informal review of proposed site plan/subdivision or landscape/architectural review not in conjunction with site plan	\$300	\$500
Note: If application for development for preliminary plat of a major site plan or subdivision is filed within one year from the date of approval of a sketch plat, the application fees paid for the sketch plat may be deducted from the above fees.		
Amended applications requiring formal hearing	\$50% of total base fee(s)	50% of total base fee(s)
Note: For the purpose of this subsection, "base fee" include all prior fees including variances, design exception and plat waivers.		
Amended application not requiring Board approval/field changes	\$100	\$250
Amended resolution	\$100	\$300
Request for waiver of design standards (Article V or VII)	\$100 per waiver	0
Requests for waiver of map details (Article VI)		
Minor subdivision or site plan		0

Application Category	Nonrefundable Application Fee	Escrow Review Fee Deposit
	\$50 per waiver/ \$250 max.	
Major subdivision or site plan	\$50 per waiver/ \$750 max.	0
Requests for extension of approval or time (per year or portion thereof.		
Minor subdivision and minor site plan:	\$500	\$500
Major subdivision and major site plan:	\$500	\$500

- (a) Reproduction fees: \$25 per sheet of the subdivision map(s) to be filed.
- (b) Special meetings (requested by applicant): \$2,000 per meeting, (3 hours maximum), excluding escrow review fees
- (3) Amended application (formal hearing). After the Planning Board or Zoning Board of Adjustment has granted approval, an applicant may request amended approval. An amended approval shall be required for any request to increase the approved number of lots or units; to increase the floor area of any commercial or multifamily residential structure; increase the number of required or proposed parking spaces; to substantially modify any significant design detail, including but not limited to grading, drainage, street design or layout, landscaping or architectural design, curbs and sidewalks; to eliminate or modify any condition of approval; or create any new variance or design waiver relief.
- (4) Amended application/field change approval (Board review required). Where minor changes in the plans have been made by the applicant or requested by other governmental agencies, whose approval was a condition of the Board's approval, involving no additional building area, parking or significant change in design and where such changes are technical in nature and do not affect the basis upon which the approval was granted, and do not require changes in any condition of approval, the applicant, through the Board Engineer, may request that the Board administratively approve the changes. Said administrative approval shall be considered during the next available Board meeting. Additional copies of the plat incorporating the changes as necessary for distribution must be submitted to the Board Engineer.
- B. Resolution compliance review fee. As a condition of any approval granted by the Board, the applicant shall post an additional escrow fee deposit in an amount equal to 25% of the base escrow fee under Subsection A, unless the Board Clerk determines that funds exist in the applicant's escrow account greater than or equal to 25% of the base escrow fee. Said additional fee shall be posted at the time that the plans, which have been revised in accordance with the resolution of approval, are submitted for compliance review.
- C. Bond estimate preparation fee. Upon determination by the Board professionals that the plans have been revised in conformance with the resolution of approval, the applicant shall submit a quantity estimate and request the Township Engineer to prepare an estimate of the installation costs of the associated improvements of the approved development. The cost of the preparation of this estimate shall be reimbursed from the escrow review fees previously paid by the applicant.

- D. Disposition of escrow review fees. The Chief Financial Officer (hereinafter "CFO") of the Township shall segregate the escrow review fees in individual accounts pursuant to N.J.S.A. 40:55D-53.2. Thereafter, the reviewing professionals shall prepare and submit vouchers to the CFO on a monthly basis in accordance with the schedules and procedures of the Township. Said voucher shall identify the personnel performing the service, the date the service was performed, the hours spent to one-quarter-hour increments, the hourly rate and the expenses incurred. If the services are provided by a municipal employee, said employee shall prepare and submit to the CFO on a monthly basis a statement containing the same information as required on a voucher. The municipal employee shall charge the escrow account an amount equal to 200% of the sum of the product resulting from multiplying the hour base rate of the employee by the number of hours spent by the employee in reviewing the application or the inspection of the developer's improvements. The method of the notification to the applicant of the charges applied against the escrow account and the close-out procedure relating to the escrowed funds shall be in accordance with the provisions of N.J.S.A. 40:55D-53.2c and d, respectively.
- E. Disposition of escrow review fees in excess of \$5,000. Whenever an amount of money in excess of \$5,000 shall be deposited by an applicant with a municipality for professional services employed by the Township to review applications for development, for municipal inspection fees in accordance with N.J.S.A. 40:55D-53h or to satisfy the guarantee requirements of N.J.S.A. 40:55D-53a, the money, until repaid or applied to the purposes for which it is deposited, including the applicant's portion of the interest earned thereon, except as otherwise provided in this section, shall continue to be the property of the applicant and shall be held in trust by the Township. Money deposited shall be held in escrow. The municipality receiving the money shall deposit it in a banking institution or savings and loan association in this state insured by an agency of the federal government, or in any other fund or depository approved for such deposits by the state, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Township shall notify the applicant in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit. The Township shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. If the amount of interest exceeds \$100, that entire amount shall belong to the applicant and shall be refunded to him by the municipality annually or at the time the deposit is repaid or applied to the purposes for which it was deposited, as the case may be; except that the municipality may retain for administrative expenses a sum equivalent to no more than 33 1/3% of that entire amount, which shall be in lieu of all other administrative and custodial expenses.
- F. Escrow deficiency/replenishment. When it has been determined by the Board Clerk that an escrow account has been depleted by 75% of the original fee or that there exists a deficiency in the escrow account, the Township shall so notify the applicant of the same, via first class mail, and the applicant shall pay any deficiency and replenish the escrow account in an amount equal to 50% of the original escrow deposit. Said payment shall be made to the Township within 10 days following the mailing of the notice. Failure of the applicant to pay any deficiency and/or replenish the escrow account within this time period shall result in the suspension of all work associated with the review, processing and/or inspection of the application until the required payment is made. Notice of the suspension of the review shall be sent to the applicant in a subsequent mailing via first class mail. In the event that said deficiency/replenishment payment is not received by the Township within 20 days of said subsequent mailing, then the Board may dismiss the pending application without prejudice without further notice to the applicant. Any resubmission of an application so dismissed will require the

submission of a new complete application, including all associated nonrefundable application fees and escrow deposits.

G. Refund of escrow deposits.

- (1) Upon completion of the application and at the time that the applicant posts all required inspection fees (see Subsection H below), any unused escrow deposits shall be refunded to the applicant. Prior to the execution of a subdivision map or site plan by the appropriate Board officials or the issuance of a zoning permit or building permit, the Board Clerk shall require written confirmation from the Board professionals that there are no outstanding fees in conjunction with the application that are to be charged to the escrow account. In the event that additional fees to be charged to the escrow account are submitted and there is not sufficient funds to pay said fees, the applicant shall be notified to post such additional escrow deposit prior to the execution and release of the subdivision maps or site plan or the issuance of a zoning or building permit.
- (2) In the event an application is denied, all unused escrow deposits shall be refunded to the applicant within 90 days of the date of the adoption of the resolution of denial.

H. Applicant notification to dispute charges and appeal.

- (1) An applicant shall notify in writing the governing body with copies to the Chief Financial Officer, the approving authority and the professional whenever the applicant disputes the charges made by a professional for service rendered to the municipality in reviewing applications for development, review and preparation of documents, inspection of improvements or other charges made pursuant to the provisions of this section. The governing body, or its designee, shall within a reasonable time period attempt to remediate any disputed charges. If the matter is not resolved to the satisfaction of the applicant, the applicant may appeal to the County Construction Board of Appeals established under N.J.S.A. 52:27D-127 any charge to an escrow account or a deposit by any municipal professional or consultant or the cost of the installation of improvements estimated by the Municipal Engineer pursuant to N.J.S.A. 40:55D-53.4. An applicant or his authorized agent shall submit the appeal in writing to the County Construction Board of Appeals. The applicant or his authorized agent shall simultaneously send a copy of the appeal to the municipality, approving authority and any professional whose charge is the subject of the appeal. An applicant shall file an appeal within 45 days from receipt of the informational copy of the professional's voucher required by this section, except that if the professional has not supplied the applicant with an informational copy of the voucher, then the applicant shall file his appeal within 60 days from receipt of the municipal statement of activity against the deposit or escrow account. An applicant may file an appeal for an ongoing series of charges by a professional during a period not exceeding six months to demonstrate that they represent a pattern of excessive or inaccurate charges. An applicant making use of this provision need not appeal each charge individually.
- (2) During the pendency of any appeal, the municipality or approving authority shall continue to process, hear and decide the application for development, and to inspect the development in the normal course, and shall not withhold, delay or deny reviews, inspections, signing of subdivision plats or site plans, the reduction or the release of performance or maintenance guarantees, the issuance of construction permits or certificates of occupancy, or any other approval or permit because an appeal has been filed or is pending under this subsection. The Chief

Financial Officer of the municipality may pay charges out of the appropriate escrow account or deposit for which an appeal has been filed. If a charge is disallowed after payment, the Chief Financial Officer of the municipality shall reimburse the deposit or escrow account in the amount of any such disallowed charge or refund the amount to the applicant. If a charge is disallowed after payment to a professional or consultant who is not an employee of the municipality, the professional or consultant shall reimburse the municipality in the amount of any such disallowed charge.

I. Inspection fees.

- (1) Prior to the signing and recording of the final subdivision plat or the signing and release of the final site plan map or as a condition to the issuance of a zoning permit for the proposed development, the developer shall post a performance guarantee in favor of the Township in an amount equal to 120% of the estimated cost of the associated improvements and shall also post a deposit in the escrow fund to cover the Township's cost for inspecting said improvements in an amount equal to the greater of \$500 or 5% of the estimated cost of said improvements.
- (2) For those developments for which the inspection fees are less than \$10,000, the inspection fees may, at the option of the developer, be paid in two installments. When the balance on deposit drops to 10% of the total inspection fee amount because the deposit paid by the developer has been reduced by the amount paid to the Municipal Engineer for inspection, the developer shall deposit the remaining 50% of the inspection fee. For those developments for which the inspection fees are \$10,000 or greater, fees may, at the option of the developer, be paid in four installments. The initial deposit shall be 25% of the inspection fees. When the balance on deposit drops to 10% of the total inspection fee amount because the deposit paid by the developer has been reduced by the amount paid to the Municipal Engineer for inspection, the developer shall make additional deposits of 25% of the total inspection fee amount. The Municipal Engineer shall not perform any inspection if sufficient funds to pay for those inspections are not on deposit.
- (3) In the event that the development project has been approved in phases or sections pursuant to N.J.S.A. 40:55D-38, the provisions of this section shall be applied by phases or sections.

J. Educational fee. Pursuant to N.J.S.A. 40:55D-8(b), the following fees shall be due and payable in connection with the following categories of land use development applications submitted to the Township Planning Board and Board of Adjustment (hereinafter referred collectively as "the Board"). The fee shall supplement the administrative fees currently charged to applicants and shall be nonrefundable and shall be used solely to offset requisite educational fees incurred by the Board. The fee denoted as "educational fee" shall be utilized exclusively to offset the cost of continuing educational costs and fees incurred by members of the Board as necessitated in order to maintain valid Board status. No application may be deemed complete until all applicable nonrefundable educational fees have been paid as follows:
[Added 10-24-2006 by Ord. No. 4046-06]

- (1) Major subdivision, site plan approval: \$50, due and payable at the time of application for preliminary approval.
- (2) Variances pursuant to N.J.S.A. 40:55D-70(d): \$50, due and payable at the time of application for a conditional use permit.
- (3)

Minor subdivision, minor site plan approval: \$25, due and payable at time of submission of application.

- (4) Variance pursuant to N.J.S.A. 40:55D-70(c) not connected with any other approval: \$25, due and payable at time of submission of application.

8

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
TOMS RIVER, OCEAN COUNTY, NEW JERSEY, AMENDING AND
SUPPLEMENTING CHAPTER 348 (LAND USE AND DEVELOPMENT
REGULATIONS) OF THE TOWNSHIP CODE, TO AMEND
VARIOUS SECTIONS OF THE TOWNSHIP CODE

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BE IT ORDAINED by the Township Council of the Township of Toms River, in
the County of Ocean, and State of New Jersey as follows:

1. Section 348-2.3 (Terms defined) of Chapter 348 (Land Use and
Development Regulations) of the Township Code, is amended and supplemented to
amend, add or delete the various terms listed below, as follows:

A) BUSINESS OFFICE – is deleted in its entirety.

B) FENCE, OPEN – A fence in which a minimum percentage of the area
between grade level and the top cross member (wire, wood or other material) is open.

C) GROSS HABITABLE FLOOR AREA – The sum of the gross horizontal
areas of the floor or several floors of a dwelling, measured between the inside face of
the exterior walls or from the center line of walls, separating two dwelling units, having
a clear height above the finished floor of five feet or greater, but not including any cellar
or any garage space, breezeway, or floors that lie below Base Flood Elevation in areas
that are subject to flooding, or accessory building space. A basement shall be included
in gross habitable floor area as long as it is not located in an area that is subject to
flooding.

2. Section 348-3.4 (Fees), Subsection A. (Application and escrow review
fees) (1) of Chapter 348 (Land Use and Development Regulations) of the Township
Code, is deleted and replaced with the following:

(1) The following fees shall be due and payable in connection with the
following categories of land use development applications submitted to the Township
Planning Board and Board of Adjustment (hereinafter referred collectively as "the
Board"). The fee denoted as "Application Fee" shall be nonrefundable and shall be
used solely to cover the administrative and overhead costs associated with the
processing of the application. The fee denoted as "Escrow Review Fee" shall be
utilized exclusively to cover the cost of professional reviews of the application by the
engineers, planners, attorneys and other professionals retained by the respective
reviewing Board and other reviewing agencies of the Township. No application may be

J. MARK MUTTER
TOWNSHIP CLERK, RMC

deemed complete until all applicable nonrefundable application fees and escrow review fee deposit have been paid. Both the applicant and the land owner shall sign the Escrow Replenishment Agreement, which provides, in part, that in the event there is a failure to replenish the escrow account in accordance with the terms of the Agreement, the Township has the right to withhold the zoning permit or the issuance of a Certificate of Occupancy until the deficiency is paid, and if the escrow review fees are not paid within 30 days of the billing date, the Township shall have the right to lien the property in the amount of the deficiency.

3. Section 348-5.12 (*Height limitations), Subsection C of Chapter 348 (Land Use and Development Regulations) of the Township Code, is amended to read as follows:

C. The height limitations created hereunder shall apply to chimneys, ventilators, skylights, tanks, appurtenances usually carried above the roof level and noncommercial radio and television antennas attached to a building, except that the same may exceed said height limitation by not more than 10 feet.

4. Section 348-8.13 (Fences) of Chapter 348 (Land Use and Development Regulations) of the Township Code, is deleted in its entirety and replaced with the following:

§348-8.13 (Fences)

A. *Fences hereafter erected, altered or reconstructed in any zone in the Township of Toms River shall be 66% open fences not to exceed 48 inches in height above ground level when located in a required front yard or within the required principal building setback from any body of water or fences not exceeding six feet in height above ground level when located in any non-waterfront side or rear yard area, except as follows:

(1) In any business or industrial zone, 66% or greater open wire fences not exceeding eight feet in height may be erected in the rear or side yard areas and behind the required front yard setback from any street. Solid fences up to eight feet in height may be erected along property lines that separate business or industrial zones from residential zones, except for those locations that lie within the required front yard setback from any street.

(2) On park, recreation or school properties, 66% or greater open wire fences not exceeding eight feet may be erected, except that fences enclosing

outdoor tennis courts, baseball backstops and other fences normally provided with recreation facilities may be 66% open wire fences not exceeding 12 feet in height.

(3) Fences specifically required by other provisions of this chapter and other municipal and state regulations.

(4) On any residential parcel having an area of less than 2,000 square feet and on any lot line contiguous to a parcel having an area of less than 2,000 square feet, only 50% or greater open fences not exceeding 36 inches in height above ground level may be erected in any front, side or rear yard areas.

(5) On single-family residential parcels containing recreational facilities installed for the benefit of the residents, 66% open wire fences not exceeding 10 feet in height with a fabric-type windscreen not exceeding six feet in height above ground level may be erected behind the building setback line not less than 20 feet from any side property line and not less than 30 feet from any rear property line.

(6) Open fences that do not exceed 36 inches in height and are at least 50% open are permitted throughout the Township provided they do not interfere with sight triangles at intersection. See related provisions of § 348-5.7.

B. All fences must be erected within the property lines, and no fence shall be erected so as to encroach upon a public right-of-way, or upon easements dedicated for drainage, conservation, shade trees or utilities.

C. *The following fences and fencing construction materials are specifically prohibited in all zones in the Township of Toms River: barbed wire, canvas, cloth, electrically charged, expandable and collapsible fences.

D. *All supporting members of a fence shall be located on the inside of the fence, and if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion of the tract of land of the property upon which the fence is erected.

5. Section 348-8.20 (Off-street parking), Subsection I (Location of parking) (6) of Chapter 348 (Land Use and Development Regulations) of the Township Code, is deleted in its entirety, and replaced with the following:

(6) In the R-40A and the R-40B Residential Zones, all residential uses shall provide off-street parking as provided for in §348-8.20 O(15), having an access of a minimum of 9 feet and a maximum of 18 feet in width. The access drive shall be designated on each lot by curb cuts for areas having curbing and by a driveway apron

where there are no curbs for areas having curbing and by a driveway apron where there are no curbs, subject to the discretion of the Township Engineer based on sound engineering practices. More than one driveway is allowed on a street frontage provided the aggregate width of the driveways shall not exceed 18 feet, and a parking space is provided on the street in a location acceptable to the Township Engineer. When the owner of the property has not designated an access drive, it shall be assumed to be located on the side of the structure having the greatest side yard setback and shall be considered to be a ten-foot drive in width. Properties located on streets with a right-of-way width of less than 30 feet, or which adjoin a street frontage where parking is prohibited, shall not be bound by these driveway width restrictions. See the related provisions of § 348-8.11.1.

6. Section 348-8.20 (Off-street parking), Subsection O (*Minimum off-street parking spaces required) (15) (Dwellings) of Chapter 348 (Land Use and Development Regulations) of the Township Code, is deleted in its entirety, and replaced with the following:

(15) Dwellings: Parking requirements for dwellings shall be in accordance with the Residential Site improvement Standards, N.J.A.C. 5:21 et seq., with the following exceptions;

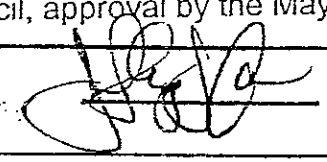
(a) Any fraction of less than one-half may be disregarded. Any fraction of one-half or greater shall be counted as one parking space.

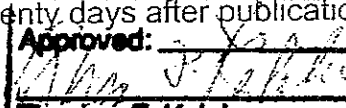
(b) Dwellings over five bedrooms in size shall add 0.5 parking spaces per additional bedroom.

7. All ordinances or parts of ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency. All other parts of Chapter 348 of the Code of the Township of Toms River not inconsistent herewith are ratified and confirmed.

8. If any part or parts of this Ordinance are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this Ordinance.

9. This ordinance shall take effect following its final passage by the Township Council, approval by the Mayor, and twenty days after publication as required by law.

APPROVED	
NOT APPROVED	
FEB 10, 2015-11	
COUNCIL PRESIDENT	

Approved:	
Thomas F. Kelaher	
Date:	3/10/2015
Not Approved:	
Thomas F. Kelaher	
Date:	

TOMS RIVER TOWNSHIP NOTICE

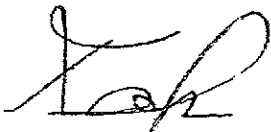
ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
TOMS RIVER, OCEAN COUNTY, NEW JERSEY, AMENDING AND
SUPPLEMENTING CHAPTER 348 (LAND USE AND DEVELOPMENT
REGULATIONS) OF THE TOWNSHIP CODE, TO AMEND
VARIOUS SECTIONS OF THE TOWNSHIP CODE

PURPOSE: TO AMEND VARIOUS SECTIONS OF
CHAPTER 348 OF THE TOWNSHIP
CODE

NOTICE IS HEREBY GIVEN that the ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Toms River, in the County of Ocean, New Jersey, held on February 10, 2015 at 6:00 p.m. It will be further considered for final passage at a public meeting to be held in the L. Manuel Hirshblond Meeting Room of the Municipal Building in said Township on March 10, 2015 at 6:00 p.m., or as soon thereafter as this matter can be reached, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance. Prior to the second reading, a copy of this ordinance shall be posted on the bulletin board in the Municipal Building and copies shall be made available at the Township Clerk's Office in said Municipal Building to members of the general public who shall request such copies.

J. MARK MUTTER
TOWNSHIP CLERK

APPROVED AS TO FORM:



KENNETH B. FITZSIMMONS
TOWNSHIP ATTORNEY
MUNICIPAL BUILDING
33 WASHINGTON STREET
TOMS RIVER, N.J. 08753