

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF TOMS RIVER, OCEAN COUNTY, STATE OF  
NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER  
348 (LAND USE AND DEVELOPMENT REGULATIONS) TO  
INCREASE THE MINIMUM AREA FOR WHEN  
ENGINEERING, GRADING, DRAINAGE AND A SURVEY IS  
REQUIRED**

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

1. Chapter 348 (Land Use and Developments Regulations) of the Code of the Township of Toms River, New Jersey, is hereby and supplemented as follows:

**§348-3.7 Certificates and Permits** is hereby amended and supplemented as follows:

A. Development permit.

(3) Plot plans and as-built survey.

(a) Permit.

[1] Any permit relating to the following land development activities shall include the submission of two copies of a plot plan prepared by either a professional engineer licensed to practice in the State of New Jersey or an architect registered to practice in the State of New Jersey:

[a] New single- or two-family residential dwellings including but not limited to new dwellings to be constructed on lots approved by a Toms River land use board;

[b] All additions to existing single- or two-family dwellings;

[c] In-ground swimming pools;

[d] Driveway expansions meeting or exceeding 200 square feet in total area;

[e] Curb installation;

[f] Any accessory structure with a footprint meeting or exceeding 200 square feet in total area;

[g] Any regrading or disturbance of a lot meeting or exceeding 200 square feet in total area;

[h] Any new paving of a lot meeting or exceeding 200 square feet in total area.

[2] Any structure under 200 square feet shall only require a zoning permit, which shall be supported by a sketch over an existing survey or aerial image that demonstrates proper setbacks.

[3] No permit for the above activities shall be issued until the submitted plot plan is reviewed and approved by the Township Engineer's office. This requirement is intended to be in addition to those of N.J.A.C. 7:8 with regard to minor/major projects as defined in said regulations.

### **§348-5.8 Location of accessory buildings**

Unless otherwise specified in this chapter, accessory buildings shall conform to the following regulations as to their locations on the lot:

- A. An accessory building attached to a principal building shall comply in all respects to the yard requirements of this chapter for the principal building. Detached accessory buildings shall be located in other than a required front yard and, if located in a side or rear yard area, shall conform to side or rear setback requirements of this chapter for the particular zoning district, except that one storage shed less than 200 square feet in size may be located not less than three feet from any side or rear lot line.
  - B. Accessory buildings may occupy not more than 25% of the rear or side yard area in any residential zone. With the exception of one storage shed less than 200 square feet in size, accessory buildings are subject to the maximum building coverage requirement for each zone.
  - C. No accessory building in any residential zone shall be less than five feet from the principal building or other accessory buildings, except that a shed or comparable permanent structure of less than 200 square feet may be not less than one foot from the principal building or other accessory building.
  - D. On any residential lot having an area of 20,000 square feet or more, no accessory building may exceed 750 square feet in building coverage and the aggregate building coverage of all accessory buildings may not exceed 1,000 square feet. On residential lots having an area less than 20,000 square feet, the maximum building coverage of any individual accessory building shall be 500 square feet and the aggregate building coverage of all accessory buildings may not exceed 1,000 square feet.
  - E. Accessory buildings shall not exceed 16 feet in height as measured from the average grade at the corners of the building to the top of the roof.
2. 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.
  3. If any part of this Ordinance is held to be invalid for any reason, such adjudication shall not affect the validity of the remaining portions of this Ordinance;

4. 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.

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**DANIEL T. RODRICK**

**MAYOR**

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**JUSTIN LAMB**

**COUNCIL PRESIDENT**

Final Passage:

**L-Jan 29, 2025-26**

## **TOMS RIVER TOWNSHIP NOTICE**

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TOMS RIVER, OCEAN COUNTY, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 348 (LAND USE AND DEVELOPMENT REGULATIONS) TO INCREASE THE MINIMUM AREA FOR WHEN ENGINEERING, GRADING, DRAINAGE AND A SURVEY IS REQUIRED**

**PURPOSE: TO INCREASE THE MINIMUM AREA FOR WHEN ENGINEERING, GRADING, DRAINAGE AND A SURVEY IS REQUIRED**

**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 January 29, 2025 at 4:00 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 February 26, 2025 at 4:00 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.

STEPHEN A. HENSEL  
ACTING MUNICIPAL CLERK

APPROVED AS TO FORM:



PETER S. PASCARELLA  
ASSISTANT TOWNSHIP ATTORNEY  
MUNICIPAL BUILDING  
33 WASHINGTON STREET  
TOMS RIVER, N.J. 08753