

**3<sup>rd</sup> REVISION  
A G E N D A  
MARCH 27, 2018  
7:30 p.m.**

**PLEDGE OF ALLEGIANCE**

**NEW BUSINESS:**

Board of Adjustment:

Miskewitz, 19 Tanglewood Lane, Block 22.02, Lot 9 – Applicant proposes to construct an addition onto a single-family dwelling. New variances include foundation area over 15 percent where 19.5 percent is proposed.

POSTPONED: Maxwell Family Court LLC, 876 Mountain Avenue, Block 21, Lot 25 – Applicant proposes a walkway and wall at 876 Mountain Avenue and an addition and apartments at 872 Mountain Avenue. Improvements in the B Zone with multi-family use. Existing variances include side yard under 10 feet where 2.3 feet exists, and rear yard under 30 feet where 2.7 feet exists. New variance includes a use variance for expansion of a non-conforming use, insufficient parking, two principal buildings, rear yard setback of 11.3 feet, and a proposed retaining wall within six inches of a property line.

POSTPONED: Maxwell Court LLC, 614 Sherwood Parkway, Block 21, Lot 26 – Applicant proposes a walkway and wall at 876 Mountain Avenue, and an addition and apartments at 614 Sherwood Parkway. New variances include side yard setback of 8.45 where 10 feet is required, insufficient parking in the B Zone, a use variance for expansion of a non-conforming use, and a proposed retaining wall within six inches of a property line.

**NEW BUSINESS:**

Planning Board:

Enterprise Home Builders LLC, 383 Summit Road, Block 5.15, Lots 1.01 and 1.02 – Applicant proposes a major two-lot subdivision. Lot 1.01 – New variances include height over 2-1/2 stories where 3 stories are proposed, lot area under 15,000 square feet where 12,122 square feet is proposed, lot width under 100 feet where 97.1 feet+/- is proposed, lot area within 150 feet, lot coverage over 30 percent where 31 percent is proposed, driveway in the side yard where 7 feet is proposed, and retaining wall location less than 6 inches from the property line. Lot 1.02 – New variances include height over 2-1/2 stories where 3 stories are proposed, lot area under 15,000 square feet

where 12,611 square feet is proposed, lot width under 100 feet where 95.2+/- feet is proposed, lot coverage over 30 percent where 31.4 percent is proposed, lot area within 150 feet, driveway in the side yard where 3 feet is proposed, and wall location is less than 6 inches from the property line.

**POSTPONED:** Yasinski/Current, 363 Darby Lane, Block 7.07, Lot 7 – Applicants propose to construct an addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 12,464 square feet exists, lot width under 100 feet where 85 feet exists, and lot area within 150 feet. New variances include side yard under 10 feet or 10 percent width where 5.5 feet is proposed, and driveway in the side yard where 7 feet is proposed.

**MEMORIALIZATIONS:**  
Board of Adjustment:

Jason Williams, 999 Chimney Ridge Drive, Block 7.14, Lot 1 – Applicant is proposing to install solar panels onto the roof of a single-family dwelling. Existing variances include driveway in the side yard where three feet exists and a shed in the rear yard where one foot exists. New variance includes the solar panels which are considered an accessory structure and use.

Vito and Patricia Gagliardi, 1026 Ledgewood Road, Block 7.14, Lot 5 – Applicants are proposing to construct an in-ground pool and patio in the rear of a single-family dwelling. Existing variances include foundation area over 15 percent where 15.4 percent exists, and driveway in the side yard where two feet exists. New variance includes lot coverage over 30 percent where 41.8 percent is proposed.

Fontaine Gatti, 1365 Wood Valley Road, Block 15.12, Lot 28 – Applicant proposes to construct a sunroom in the side yard setback of a single-family dwelling. Existing variances include front yard under 30 feet where 29.1 feet exists, lot area under 15,000 square feet where 10,675+/- square feet exists, lot width under 100 feet where 80+/- feet exists, and lot area within 150 feet. New variances include foundation area over 15 percent where 18.8 percent is proposed, and lot coverage over 30 percent where 31.2 percent is proposed.

Our next meeting will be held on April 24, 2018 at 7:30 p.m.

