

A G E N D A
AUGUST 23, 2016
7:30 p.m.

NEW BUSINESS;
Board of Adjustment:

Aranjo, Klimas, McClosky, 1254 Route 22, Block 16.01, Lot 48, 1257 Poplar Avenue, Block 16.01, Lot 11 and 1251 Poplar Avenue, Block 16.01, Lot 12 – Major three-lot subdivision for transfer of property from Block 16.02 (16.A), Lots 11 and 12 to Lot 48. Existing variances include Lot 48 – front yard under 30 feet where 20.01 feet exists, lot width under 200 feet where 163.02 feet exists, ground floor under 4,000 square feet where 1,998 square feet exists, insufficient parking, front yard parking, and an existing shed in the rear yard. Lot 11 – existing width under 100 feet where 95 feet exists, existing lot area within 150 feet, and existing driveway in side yard with a 2.6 foot setback, where 110 feet is required. Lot 12 – existing lot width under 100 feet where 76 feet exists, and existing lot area within 150 feet exists. New variance includes lot area under 26,000 square feet on Lot 48 where 24,238 square feet is proposed.

Western Pest Control/Sign Arama, 1048 Route 22, Block 24.07, Lot 1 – Applicant is proposing to replace an existing non-conforming roof sign. New variances include roof sign, which is a prohibited sign, and replacement of a non-conforming sign which is treated as a new sign installation.

Madison Honda, 152 Glen Road, Block 24.10, Lot 3 – Applicants are proposing an outdoor storage of vehicles. Existing variance includes side yard parking. New variances include shard parking, commercial motor vehicle storage, insufficient parking ingress/egress aisle width, and insufficient parking.

Eugene Los, 1283 and 1289 Route 22, Block 18, Lots 11, 12, 13, 14, 15 – Applicant is proposing a use variance, and site plan and development to

construct a multi-family, 12-unit townhouse development in the O-B Zone. New variances include front yard under 50 feet where 25 feet is proposed, side yard under 25 feet where 8 feet is proposed, foundation area over 25 percent where 28.4 percent is proposed, multi-family use which is not permitted, and insufficient buffer abutting a residential zone.

MEMORIALIZATIONS:

Board of Adjustment:

Meltzer, 1000 Mary Allen Lane, Block 7.02, Lot 7 – Applicant is proposing to install a 54” open rail fence in the front yard of a single-family dwelling. Existing variance includes front yard under 30 feet where 26.9 feet exists. New variance includes the proposed fence in the front yard at 54” high.

Mountainside Real Estate Associates LLC, 1191 Route 22, Block 23, Lot 4 – Applicants are proposing to construct a fabric indoor tennis structure in the rear yard for the existing indoor tennis courts. Existing variances include lot width under 125 feet-200 feet on Route 22 where 25 feet exists, and parking in the front yard. New variances include height over 35 feet where 38 feet is proposed, side yard under 15 feet where 14.3 feet is proposed, rear yard under 30 feet where 4.2 feet is proposed, foundation area over 35 percent where 43.1 percent is proposed, second principal building, open space reduction, retaining wall over eight feet where 9.4 feet is proposed, insufficient parking spaces, and parking space size.

The next meeting will be held on September 27, 2016 at 7:30 p.m.

