

A G E N D A
MAY 23, 2017
7:30 p.m.

NEW BUSINESS:
Planning Board:

Mazzelli/Taeschler, 362 Darby Lane and 1056 Elston Drive, Block 7.08, Lots 20 and 21 – Applicants are proposing a major two-lot subdivision in order to create a distinct building lot, and Lot 21. Undersized Lots 20 and 21 are currently merged. New variances include Lot 20 – front yard under 30 feet where 25.7 feet is proposed, lot area under 15,000 square feet where 11,456 square feet is proposed, lot area within 150 feet of lot depth. Lot 21, lot area under 15,000 square feet where 11,240 square feet is proposed, lot width under 100 feet where 80 feet is proposed, and lot area within 150 feet of lot depth.

Caruvana, 1143 Maple Court, Block 5.17, Lot 12 – Applicants are proposing a patio addition. Existing variances include side yard under 10 feet or 10 percent width where 9.9 feet exists, lot area under 15,000 square feet where 14,374 square feet exist, F.A.R. over 22.5 percent where 28.2 percent exists, and lot area within 150 feet. Foundation area over 15 percent at 16.8 percent was previously granted. New variance includes lot coverage over 30 percent where 31 percent is proposed.

MEMORIALIZATIONS;
Planning Board:

NJ Precision Technology, 1065 Bristol Road and 1081 Bristol Road, Block 7.04, Lots 39 and 40 – Applicant has installed a pedestrian awning in the side yard of two manufacturing /office structures on Lots 39 and 40. Applicant has also installed a fabric canopy in the rear yard of Lot 40. Existing variances include foundation area on Lot 39 over 30 percent where 37 percent exists, insufficient number of parking spaces to remain unchanged, existing side yard on Lot 40 under 15 feet where 13.4 feet exists, and existing foundation area on Lot 40 over 35 percent where 39 percent

exists. New variances include lot coverage on Lot 39 over 75 percent where 81.4 percent is proposed (81 percent exists), pedestrian awning in the side yard setback, and accessory structure located within 10 feet of a principal building and accessory structure (canopy) in the rear yard setback.

Board of Adjustment:

Dent, 217 Evergreen Court, Block 15.11, Lot 6 – Applicants would like to expand their driveway in the front and side yards to a single-family dwelling. Existing variances include front yard under 30 feet where 19.29 feet exists, side yard under 10 feet or 10 percent width where 9.28 feet exists, rear yard under 30 feet where 28.92 feet exists, foundation area over 15 percent, floor area ratio over 22.5 percent where 24.6 percent exists, lot area within 150 feet, and an insufficient garage size. New variances include lot coverage over 30 percent where 37.9 percent is proposed, front yard coverage over 30 percent where 34.3 percent is proposed, and driveway in the side yard setback.

Becker, 269 Apple Tree Lane, Block 3.04, Lot 19 – Applicant proposes to construct a second story addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 11,012 square feet exists, lot width under 100 feet where 70 feet exists, lot coverage over 30 percent where 48.3 percent exists, lot area within 150 feet, and driveway in the side yard where only one foot exists, New variance includes side yard under 10 feet or 10 percent width where 6.1 feet is proposed.

Esteves, 176 Mill Lane, Block 24.-2, Lot 8 – Applicant proposes to construct a dormer addition onto a single-family dwelling. Existing variances include front yard under 30 feet where 23.4 feet exists, side yard under 10 feet or 10 percent width where 4.4 feet exists, lot area under 15,000 square feet where 5,000 square feet exists, lot width under 100 feet where 50 feet exists, foundation area over 15 percent where 22.1 percent exists, and lot area within 150 feet. New variances include front yard under 30 feet where 28.2 feet is proposed, side yard under 10 feet where 5 feet is proposed, lot coverage over 30 percent where 36.6 percent is proposed, floor area ratio over 22.5 percent where 28.8 percent is proposed, front yard coverage over 30 percent where 41.8 percent is proposed, and a walkway in the side yard setback where one foot is proposed.

Our next meeting will be held on June 27, 2017 at 7:30 p.m.

