ZONING BOARD OF ADJUSTMENT
CONFERENCE & REGULAR MEETINGS

March 24, 2020

Conference & Regular Meetings – 7:00 PM

This agenda is for information only and may change prior to the actual meeting.

Conference Meeting Agenda:

1. Call to Order
2. Statement of Compliance with Open Public Meetings Act
3. Roll Call
4. Approval of Minutes – February 25, 2020
5. Communications
6. Old Business
7. New Business
8. Adjournment
**Regular Meeting Agenda**

Call to Order

Statement of Compliance with Open Public Meetings Act

Roll Call

Approval of Memorializing Resolutions:

1) 31 Shadowlawn Drive – Bonnie & Steve Isaacson – Application No. 2019-67-V
3) 55 Lafayette Drive – Sunset Ridge Developers, LLC – Application No. 2020-5-V
4) 24 Berkeley Place – Lixian Zhu – Application No. 2020-1-V
5) 24 Coventry Road – Aaron Weinberger – Application No. 2020-4-V

1. **Variance (Adjourned to April 28, 2020)**
   Block 4706; Lot 10
   20 Village Road
   Application No. 2020-7-V
   Phillip & Rosanna Forgione  
   R-4 Zone

   Applicant is requesting approval for an addition in violation of the following Sections:
   - 170-99C2 Front Yard Setback – 40’ required; 30.11’ proposed; 5.24’ variance requested.
   - 170-99C3 Aggregate Side Yard Setback – 30% required; 28.6% proposed; 1.4% variance requested.

2. **Variance (Adjourned to April 28, 2020)**
   Block 502; Lot 4
   2 Splitrock Road
   Application No. 2020-8-V
   Roland & Patrycja Lee  
   R-2 Zone

   Applicant is requesting approval for an addition in violation of the following Section:
   - 170-87L(1)(b) Corner Lot Setback – 50’ required; 37.75’ proposed; 12.25’ variance requested.

3. **Variance (Adjourned to April 28, 2020)**
   Block 3900; Lot 85
   40 Intervale Road
   Application No. 2020-9-V
   Pradeep Kumar & Nidhi Gupta  
   R-3 Zone

   Applicant is requesting approval to build a new home in violation of the following Section:
   - 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3890 sq ft proposed; 415 sq ft variance requested.
4. **Variance (Adjourned to April 28, 2020)**
Block 1512; Lot 17
26 Glendale Avenue
Application No. 2020-11-V
**Yao Chen & Cathleen Zhang**

Applicant is requesting approval for a two story addition in violation of the following Sections:
- 170-99C2 Front Yard Setback – 40’ required; 26’ proposed; 14’ variance requested.
- 170-99C3 Side Yard Setback – 10’ required; 7.5’ proposed; 2.5’ variance requested.
- 170-87BB4 Habitable Floor Area – 3220 sq ft required; 3890 sq ft proposed; 670 sq ft variance requested.

5. **Variance (Adjourned to April 28, 2020)**
Block 1601; Lot 7
22 Briar Cliff Road
Application No. 2020-13-V
**Jamie Hammer**

Applicant is requesting approval for an addition in violation of the following Sections:
- 170-99C3 Right Side Yard Setback – 10’ required; 5.34’ proposed; 4.66’ variance requested.
- 170-99C3 Left Side Yard Setback – 10’ required; 8’ proposed; 2’ variance requested.
- 170-99C3 Aggregate Side Yard – 30% required; 24’ proposed; 6% variance requested.

6. **Variance (Adjourned to April 28, 2020)**
Block 5103; Lot 85
7 Downing Place
Application No. 2020-12-V
**CW Development, LLC**

Applicant is requesting approval for an addition in violation of the following Sections:
- 170-87BB3 Habitable Floor Area – 3520 sq ft required; 3908 sq ft proposed; 388 sq ft variance requested.
- 170-87CC3 Habitable Floor Ratio – 21% required; 23.8% proposed; 2.8% variance requested.
7. Preliminary Final Site Plan and Use Variance *(Adjourned to April 28, 2020)*
Block 5601; Lot 14
203 Hillside Avenue
Application No. 2019-65-PFSP-UV
JD Fitness Institute, LLC & Properties 143 LLC

The Applicant proposes the following:
- Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness;
- Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot;
- Install new LED site lights for parking lot illumination;

8. Preliminary Final Site Plan and Use Variance *(Adjourned)*
Block 3200; Lot 15
222 South Livingston Avenue
Application No. 2018-86-PFSP-UV
Poto Developers LLC

Applicant proposes the following:
- Expansion to the front & northerly side of an existing 2½ story commercial building with renovations to the exterior façade;
- Building will contain a salon on the first floor with two (2) one-bedroom residential apartments on the upper levels.
- Miscellaneous on-site drainage, walkway, and minor parking lot improvements associated with the overall building improvements.

9. Adjournment