

January 20, 2005

# ZONING BOARD OF ADJUSTMENT REGULAR MEETING

## March 22, 2005

Conference Room – 7:15 PM  
Council Chambers – 7:30 PM

1. Use Variance

Block: 6001; Lot: 2

Eisenhower Parkway & South Orange Avenue

Application No. 2004-16-V

Omnipoint Communications, Inc.

R-L Zone

The applicant proposes to install wireless communications antennae on an existing electric power transmission tower. Violation of Section 16-85(3)(a)(i) – Maximum antenna height. **AT THE APPLICANT'S REQUEST, THIS APPLICATION HAS BEEN WITHDRAWN**

2. Continued Hearing

Variance

Block: 3304; Lot: 25

179 East Cedar Street

Application No. 2004-31-V

Stanley Yagiello

R-3 Zone

The applicant has constructed a 25' X 45' two-story accessory structure. Violation of Section 16-84(e)(1)(iv)(c) – Minimum Accessory Setback (7' required; 5.17 provided; 1.83' variance requested).

3. Variance

Block: 4400; Lot: 14

35 Amherst Place

Application No. 2004-88-V

Marcello & Andrea Bonvini

R-4 Zone

The applicants propose to construct an 8' X 27' 3" covered front porch, a 20' X 26'2" two-story rear addition, and a 3' X 11' 10" covered rear porch onto a single-family residence. Violations of Section 16-92(c)2 – Minimum Front Yard Setback (40' required; 18.03' proposed; 22' variance requested), Section 16-92(c)3 – Minimum Side Yard Setback (10' required; 3.48' proposed; 6.52' variance requested); Minimum Aggregate Side Yard Setbacks (30% of lot width or 15' required; 11.15' proposed; 3.85' variance requested); Section 16-92(c)4 – Minimum Rear Yard Setback (35' required; 22' proposed; 13' variance requested); and Section 16-84(v) – Maximum Building Coverage Ratio (25% permitted; 32% proposed).

ZONING BOARD OF ADJUSTMENT AGENDA

March 22, 2005

Page 2

4. Variance

Block: 2700; Lot: 23

11 Swan Road

Application No. 2004-90-V

Robert & Inna Gordin

R-3 Zone

The applicants propose to construct a 33' 1" X 38' 6" two-story side addition and a 36' 3" X 37' second-floor addition onto a single-family residence. Violations of Section 16-91(c)2 – Minimum Front Yard Setback (50' required; 26' proposed; 24' variance requested), Section 16-91(c)3 – Minimum Side Yard Setback (10' required; 8.92' proposed; 1.08' variance requested); and Section 16-92(c)4 – Minimum Rear Yard Setback (40' required; 34' proposed; 6' variance requested).

5. Variance

Block: 5800; Lot: 294

67 Walnut Street

Application No. 2004-94-V

Jason Declat

R-2 Zone

The applicant proposes to construct a 9' X 22' second-floor addition onto a single-family residence on a corner lot. Violations of Section 16-90(c)4 – Minimum Rear Yard Setback (50' required; 13.5' proposed; 36.5' variance requested).

6. Variance

Block: 5900; Lot: 35.01

33 Old Road

Application No. 2004-95-V

Scott & Barbara Napolitano

R-2 Zone

The applicants propose to construct a 27' 6" X 54' two-story residence and to remove the existing residence upon completion. Violations of Section 16-90(c)2 – Minimum Front Yard Setback (60' required; 40' proposed; 20' variance requested) and Section 16-84(f) - Second residence on lot not permitted.

7. Variance

Block: 3901; Lot: 116

296 West Northfield Road

Application No. 2005-2-V

Craig & Sue Ann Handschuch

R-3 Zone

The applicants propose to construct an 18' 4" X 27' 10" one story rear addition and a 14' X 27' 10" rear deck onto a single-family residence. Violations of Section 16-91(c)3 – Minimum Side Yard Setback (10' required; 4.79' proposed; 5.21' variance requested) and Section 16-84(e)(1)(iii) – Minimum distance between principal and accessory structures (10' required; 8' proposed; 2' variance requested).

8. Preliminary and Final Site Plan and Use Variance

Block: 1409; Lots: 7 & 8

35 North Livingston Avenue

Application 2004-98-PFSPV

Weichert Realtors

R-4 Zone

The applicant proposes to remove an existing office building and to construct a 5,996 sq.ft. two-story office building with seven (7) additional parking spaces. Violation of Section 16-85(b)4 – Maximum Floor Area of Building on a Transition Lot. (4,500 sq.ft. permitted; 5,996 sq.ft. proposed).

Joseph J. Roberts, P.P.  
Clerk, Zoning Board of Adjustment