

April 21, 2005

ZONING BOARD OF ADJUSTMENT REGULAR MEETING April 26, 2005

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

1. 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).

2. Variance

Block: 1703; Lot: 10

26 McCall Avenue

Application No. 2004-79-V

Dashrath V. Jani

R-4 Zone

The applicant proposes to construct a 17.25' X 17' rear deck onto a single-family residence. Violation of Section 16-92(c)4 – Minimum Rear Yard Setback (35' required; 23.05' proposed; 6.95' variance requested); and Section 16-92(c)3 – Minimum Side Yard Setback (10' required; 5' proposed; 5' variance requested).

3. Variance

Block: 4902; Lot: 42

6 Arbor Court

Application No. 2005-1-V

Stanley & Marilyn Silk

R-4 Zone

The applicants have constructed a 16' X 40' rear deck onto a single-family residence. Violation of Section 16-92(c)4 – Minimum Rear Yard Setback (35' required; 27' proposed; 8' variance requested).

4. Variance

Block: 6001; Lot: 117

27 Baker Road

Application No. 2005-10-V

Alvaro Eraso

R-2 Zone

The applicant proposes to construct a 14' X 28.55' one-story addition and a 14' X 18.25' two-story addition onto a single-family residence. Violations of Section 16-90(c)2 – Minimum Front Yard Setback (60' required; 49' proposed; 11' variance requested); Section 16-90(c)3 – Minimum Side Yard Setback (15' required; 10' proposed; 5' variance requested) and Section 16-90(c)4 – Minimum rear yard setback (50' required; 39.5' proposed; 10.5' variance requested).

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5. Variance

Block: 1607; Lot: 15

26 Melrose Drive

Application No. 2005-7-V

Steven & Erica Gendel

R-4 Zone

The applicants propose to use an existing garage for the installation of a swimming pool. Violation of Section 16-84(i) One garage space required.

6. Variance

Block: 3902; Lot: 38

19 Hillside Avenue

Application No. 205-11-V

Robert & Joan Reilly

R-4 Zone

The applicants propose to construct a 14' 1" X 31' 4" one-story rear addition and a 19' 9" X 31' 4" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum Front Yard Setback (40' required; 31' proposed; 9' variance requested) and Section 16-92(c)3 – Minimum Side Yard Setback (10' required; 4.75' proposed; 5.25' variance requested).

7. Variance

Block: 5500; Lot: 3

1 Relkin Road

Application No. 2005-13-V

Peter & Rita Furdyna

R-3 Zone

The applicants propose to remove an existing sun porch and to construct a 24' X 30' one-story side addition and a 30' X 58' second-floor addition onto a single-family residence on a corner lot. Violations of Section 16-91(c)2 – Minimum Front Yard Setback (50' required; 15.25' proposed; 34.75' variance requested) and Section 16-91(c)4 – Minimum Rear Yard Setback (40' required; 14.58' proposed; 25.42' variance requested).

8. Preliminary and Final Site Plan and Use Variance

Block: 3100; Lot: 57

311 South Livingston Avenue

Application No. 2005-30-PFSPV

Livingston Care Center LP

P-B Zone

The applicant proposes to construct an addition onto an existing nursing home. Violations of Section 16-85(d)(1)(ii) – Front Yard Parking not permitted; Section 16-85(d)(1)(ii) – Minimum Rear Yard Setback (100' required; 99.91' proposed; 0.09' variance requested).

9. 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

10. Preliminary and Final Site Plan and Use Variance

Block: 7300; Lots: 5 & 6

94 Old Short Hills Road

Application 2005-29-PFSPV

St. Barnabas Medical Center

R-1 Zone

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