

May 7, 2004

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

May 11, 2004

TENTATIVE AGENDA

Council Chambers – 7:00 pm

PLEASE NOTE THE SPECIAL TIME OF THIS MEETING!

1. Use and Bulk Variances

Block: 2700; Lots: 46 & 47

37 East Northfield Road

Application No. 2004-45-V

Risol Realty, Ltd. d/b/a Livingston Bagel

B Zone

The applicant proposes to expand an existing wholesale/retail bakery. Violation of Section 16-94(b) – Wholesale business prohibited; Section 16-86 – Expansion of a non-conforming use; Section 16-88(e) – Minimum number of parking spaces (45 required; 38 proposed).

2. Continued Hearing

Use Variance

Block: 4500; Lot: 56

190 West Northfield Road

Application No. 2004-5-V

Omnipoint Communications, Inc.

R-4 Zone

The applicant proposes to install wireless communications antennae in a new steeple of an existing house of worship. Violation of Section 16-85(3)(a) – Not a permitted use.

3. Use Variance

Block: 3100; Lot: 58

301 South Livingston Avenue

Application No. 2004-21-V

Omnipoint Communications, Inc.

P-B Zone

The applicant proposes to install wireless communications antennae on the roof of an existing office building. Violation of Section 16-85(3)(a)(iv) – Minimum antenna setback to residential zone and Section 16-85(3)(a)(i) – Maximum antenna height.

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4. Use Variance
Block: 6001; Lot: 2
Eisenhower Parkway & South Orange Avenue
Application No. 2004-16-V R-L Zone
Omnipoint Communications, Inc.

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.

5. Use Variance
Block: 1700; Lot: 17
North Livingston Avenue
Application No. 2004-40-V R-4 Zone
Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae on an existing electric power transmission tower. Violations of Section 16-92(a) – Not a permitted use; and Section 16-85(3)(a)(i) – Maximum antenna height

6. Use Variance
Block: 7600; Lot: 1
340 East Northfield Road
Application No. 2004-41-V B-1 & R-1 Zones
Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae on the roof of an existing office building. Violation of Section 16-85(3)(a)(i) – Maximum antenna height.

7. Use Variance
Block: 100; Lot: 67
Eisenhower Parkway & Dorsa Avenue
Application No. 2004-42-V I Zone
Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae on t an existing electric power transmission tower. Violations of Section 16-85(l)(3)(ii)(b) – Minimum setback to residential zone (200' required; 25' proposed); Section 16-85(1)(3)(i)(c) – Minimum antenna setback (127.5' required; 98' proposed); and Section 16-85(3)(a)(i) – Maximum antenna height

8. Use Variance
Block: 4701; Lot: 55
2 West Northfield Road
Application No. 2004-44-V B-1 Zone
Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae on the roof of an existing office building. Violations of Section 16-85(l)(3)(ii)(b) – Minimum setback to residential zone (200' required; 100' proposed) and Section 16-85(3)(a)(i) – Maximum antenna height.

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