

June 23, 2005

ZONING BOARD OF ADJUSTMENT REGULAR MEETING June 28, 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. Continued Hearing
Variance

Block: 3901; Lot: 41
15 Edgemere Road
Application No. 2004-73-V
Keith & Michelle Lelia

R-4 Zone

The applicants propose to maintain an existing space, which had been illegally converted from an attached garage to living space. Violation of Section 16-84(i) - One garage space required.

3. Continued Hearing
Use Variance

Block: 6300; Lot: 1
266 South Orange Avenue
Application No. 2004-71-V
Livingston Service Center LLC t/a Academy Exxon

B-1 Zone

The applicant proposes to convert a portion of an existing service station for use as a convenience store. Violation of Section 16-85(c)6 – Convenience store at Gasoline Filling Station not permitted.

4. Variance

Block: 1403; Lot: 18
10 Hamilton Lane
Application No. 2003-57-V
Norman & Debra Schein

R-4 Zone

The applicants propose to construct a 12' X 24' deck onto the rear of a single-family residence. Violation of Section 16-92(c)4 – Minimum Rear Yard Setback (35' required; 23' proposed; 12' variance requested).

ZONING BOARD OF ADJUSTMENT AGENDA

June 28, 2005

Page 2

5. Variance

Block: 4704; Lot: 11

27 Bennington Road

Application No. 2004-84-V

Gregory Keymakh & Janna Rosenberg

R-4 Zone

The applicant proposes to construct a 12' 8" X 31' 10" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum Front Yard setback (40' required; 36.2' proposed; 3.8' variance requested); Section 16-92(c)3 – Minimum Side Yard setback (10' required; 5.8' proposed; 4.2' variance requested) and Minimum Aggregate Side Yard setbacks (30% of lot width or 19.5' required; 11.8' proposed; 7.7' variance requested); and Section 16-92(c)4 – Minimum Rear Yard setback (35' required; 22' proposed; 13' variance requested).

6. Variance

Block: 4304; Lot: 24

10 Hepworth Street

Application No. 2004-96-V

Joe & Vincenza DeFeo

R-4 Zone

The applicants propose to construct a 12' 4" X 27' 8" second-floor addition onto a single-family residence, and to install an 18' X 20' above-ground swimming pool in the rear yard. Violations of Section 16-92(c)2 – Minimum Front Yard setback (40' required; 25.38' proposed; 14.62' variance requested), Section 16-92(c)3 – Minimum Side Yard setback (10' required; 6.96' proposed; 3.04' variance requested); Section 16-89(a)(8)(vi) – Minimum pool setback (20' required to all property lines; 15' proposed to all property lines) and Section 16-89(a)(8)(i) – Maximum pool area (10% of rear yard area or 250 sq.ft. permitted; 360 sq.ft. proposed).

7. Variance

Block: 902; Lot: 24

2 Birch Tree Lane

Application No. 2005-17-V

Jason & Marisa Dworkin

R-4 Zone

The applicants propose to construct a 5' 5" X 11' front entry; a 5' 5" X 18' 4" covered front porch; a 16' X 22' rear addition, and a 24' 7" X 37' 3" second-floor addition onto a single-family residence on a corner lot. Violations of Section 16-92(c)2 – Minimum Front Yard setback (40' required; 27.76' proposed; 12.24' variance requested), Section 16-92(c)3 – Minimum Side Yard setback (10' required; 7.38' proposed; 2.61' variance requested); and Section 16-92(c) 4 – Minimum Rear Yard setback (35' required; 11.4' proposed; 23.6' variance requested).

8. Variance

Block: 2502; Lot: 63

9 Alpine Way

Application No. 2005-19-V

David & Jaclyn Kuznick

R-3 Zone

The applicants propose to construct a 20' X 29' 10" two-story addition onto the side of a single-family residence. Violations of Section 16-91(c)2 – Minimum Front Yard setback (50' required; 34' proposed; 16' variance requested), and Section 16-91(c)4 – Minimum Rear Yard setback (40' required; 12' proposed; 28' variance requested)

9. Variance

Block: 4701; Lot: 17

17 Monmouth Court

Application No. 2005-21-V

Scott Gordon

R-4 Zone

The applicant proposes to construct an 18' X 43' 4" rear addition and a 36' 10" X 43' 4" second-floor addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum Front Yard setback (40' required; 37.66' proposed; 2.34' variance requested); and Section 16-92(c)3 – Minimum Side Yard setback (10' required; 9.07' proposed; 0.93' variance requested).

10. Adoption of Resolutions

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