

September 22, 2005

ZONING BOARD OF ADJUSTMENT REGULAR MEETING September 27, 2005

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

1. Continued Hearing
Preliminary and Final Site Plan and Use Variance
Block: 1409; Lots: 7 & 8
35 North Livingston Avenue
Application 2004-98-PFSPV R-4 Zone
Weichert Realtors

THIS MATTER WILL BE CARRIED TO THE OCTOBER 25, 2005 AGENDA

2. Continued Hearing
Variance
Block: 3901; Lot: 41
15 Edgemere Road
Application No. 2004-73-V R-4 Zone
Keith & Michelle Le lia

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
Variance
Block: 2502; Lot: 63
9 Alpine Way
Application No. 2005-19-V R-3 Zone
David & Jaclyn Kuznick

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)

4. Continued Hearing
Variance
Block: 1005; Lot: 24
15 Riker Hill Road
Application No. 2005-22-V R-4 Zone
Richard M. DeMaio

The applicant proposes to construct a 20'4" X 29'10" second-floor addition and a 19' X 30'2" side addition onto a single-family residence. Violation of Section 16-92(c)2 – Minimum front yard setback (40' required; 34.39' proposed; 5.61' variance requested). **THE APPLICANT HAS SUBMITTED REVISED PLANS ALTERING THE REQUESTED VARIANCES.**

5. Continued Hearing
Variance
Block: 1510; Lot: 10
12 Maplewood Drive
Application No. 2005-26-V R-4 Zone
William Mount

The applicant proposes to construct a two-story front addition, a 30'1" X 50'11.25" second-floor addition, and a 15'11.5" X 31'9" one-story rear addition onto a single-family residence. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 25.4' proposed; 14.6' variance requested) and Section 16-92(c)3 – Minimum aggregate side yard setbacks (30% of lot width or 30' required; 19.7' proposed; 11.3' variance requested).

6. Variance
Block: 2906; Lot: 51
28 Sycamore Avenue
Application No. 2005-33-V R-3 Zone
Jerry Petrullo

The applicant proposes to construct a 16' X 36' two-story addition onto the rear of a single-family residence. Violation of Section 16-91(c)3 – Minimum Aggregate Side Yard setback (30% of lot width or 18' required; 16.24' proposed; 1.76' variance requested)

7. Variance
Block: 4505; Lot: 39
7 Hazelwood Avenue
Application No. 2005-40-V R-4 Zone
Danuta Czackowski

The applicant proposes to construct a 5' X 24' second-floor balcony onto the front of a single-family residence. Violation of Section 16-92(c)2 – Minimum Front Yard setback (40' required; 26.5' proposed; 13.5' variance requested).

8. Variance
Block: 2004; Lot: 40
4 Tudor Terrace
Application No. 2005-41-V R-3 Zone
Ken Cheung

The applicant proposes to construct a 14' 8" X 24' 6" deck onto the rear of a single-family residence. Violations of Section 16-91(c)3 – Minimum Side Yard setback (10' required; 9' 4" proposed; 8" variance requested) and Minimum Aggregate Side yard setback. (30% of lot width or 30' required; 22.73' proposed; 7.27' variance requested).

9. Variance
Block: 2301; Lot: 5
176 Laurel Avenue
Application No. 2005-42-V R-2 Zone
Manu & Priya Mirchandani

The applicants propose to install a six-foot (6') high fence along the front and side property lines of a single-family residence. Violation of Section 16-87.1 – Maximum Fence Height (4' (front) and 5' (side) permitted; 6' proposed).

10. Use Variance

Block: 5500; Lot: 5

271 West Northfield Road

Application No. 2005-25-V

New Cingular Wireless PCS, LLC

R-3 Zone

The applicant proposes to install wireless communications antennae in a new steeple of an existing house of worship. Violations of Section 16-85(3)(a) – Not a permitted use and Section 16-85(3)(ii) – Minimum setback to residential zone line (200' required).

11. Adoption of Resolutions

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