

September 22, 2004

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

September 28, 2004

TENTATIVE AGENDA

Council Chambers – 7:30 pm

1. Continued Hearing
Variance

Block: 1805; Lot: 4
29 Sandalwood Drive

Application No. 2004-39-V

Marc B. Farbstein

R-2 Zone

The applicant proposes to install a tennis court in the rear yard of a single-family residence. Violations of Section 16-89(a)(9) – Minimum tennis court setback (10' required; 2' [side] and 5' [rear] proposed; 8' and 5' variances requested).

2. Continued Hearing
Variance

Block: 2006; Lot: 4
26 Fellswood Drive

Application No. 2003-108-V

Valeriu Serban

R-4 Zone

The applicant proposes to construct an 8' X 21' sunroom onto the side of a single-family residence. Violation of Section 16-92(c)2- Minimum front yard setback (40' required; 31' proposed; 9' variance requested).

3. Variance

Block: 1508; Lot: 20
26 Deerfield Road

Application No. 2003-95-V

Vincent McNany

R-4 Zone

THIS APPLICATION WILL BE CARRIED TO THE OCTOBER 26, 2004 AGENDA

4. Variance

Block: 3500; Lot: 4
21 Royal Avenue

Application No. 2003-96-V

Daniel & Robin Foster

R-4 Zone

The applicants propose to construct a 16'5" X 20' two-story rear addition and an 18' X 24' "L"-shaped rear deck onto a single-family residence. Violations of Section 16-92(c)3 – Minimum side yard setback (10' required; 3'4" ' proposed; 6'8" variance requested) and Section 16-84(e) – Minimum separation from house to detached garage (10' required; 6' proposed; 14' variance requested).

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5. Variance

Block: 4505; Lot: 46
144 West Northfield Road
Application No. 2004-20-V
Timothy Osborne

R-4 Zone

The applicant proposes to construct a 5' X 13'4" two-story side addition and a 7'6" X 12'9" first-floor front addition onto an existing single-family residence. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 12.1' proposed; 27.9' variance requested); and Section 16-92(c)3 - Minimum side yard setback (10' required; 3' proposed; 7' variance requested).

6. Variance

Block: 6001; Lot: 135
91 South Orange Avenue
Application No. 2004-33-V
Newark Academy

R-L Zone

The applicant proposes to construct a 7.75' X 14' freestanding scoreboard at an existing school. Violation of Section 16-87(h) - Number of freestanding signs (1 permitted, 2 proposed).

7. Variance

Block: 6701; Lot: 6
16 Coventry Road
Application No. 2004-54-V
Howard & Ellen Jacobs

R-1 Zone

The applicants propose to construct a 49'7" X 533'8" two-story addition onto a single-family residence. Violations of Section 16-89(c)4 - Minimum rear yard setback (75' required; 50' proposed; 25' variance requested).

8. Variance

Block: 3203; Lot: 32
11 Balmoral Drive
Application No. 2004-55-V
Lonnie & Carolyn Scher

R-3 Zone

The applicants propose to construct a 30' X 30'9" two-story side addition onto a single-family residence. Violations of Section 16-91(c)2 - Minimum front yard setback (50' required; 48' proposed; 2' variance requested).

9. Variance

Block: 4701; Lot: 50
1 Concord Drive
Application No. 2004-56-V
Peter & Kelley Miller

R-4 Zone

The applicants propose to install a 6' high solid fence along the rear and side street lines of a corner lot. Violations of Section 16-87.1(b)(3)(iii) - Maximum fence height (4' permitted, 6' proposed) and Minimum fence open space - 50% required; 0% proposed).

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10. Variance

Block: 4603; Lot: 2
53 Bennington Road
Application No. 2004-57-V
Michael Barouch

R-4 Zone

The applicant proposes to construct a 15' X 33' one-story rear addition onto a single-family residence. Violations of Section 16-92(c)4 – Minimum rear yard setback (35' required; 26" proposed; 9' variance requested).

11. Variance

Block: 600; Lot: 17
92 Beaufort Avenue
Application No. 2004-58-V
Anita Sethi

R-4 Zone

The applicant proposes to construct a 12' X 24' one-story addition and a 12' X 18' deck onto the rear of a single-family residence. Violation of Section 16-92(c)3 – Minimum side yard setback (10' required; 6.46' proposed; 3.54' variance requested).

12. Preliminary and Final Site Plan and Use Variance

Block: 6001; Lot: 9
619 West Mt. Pleasant Avenue
Application No. 2004-81-PFSPV
Dr. Stephen Weiner d/b/a Livingston Animal Hospital

B-1 Zone

The applicant proposes to construct a 1,189 sq.ft. addition onto an existing veterinary medical treatment and boarding facility. Violations of Section 16-86 – Expansion of a non-conforming use; Section 16-85(b)12 – Facility for care and boarding of animals prohibited; Section 16-95(c)4 – Minimum rear yard setback ((25' required; 10.6' proposed) and Section 16-88 – Minimum number of parking spaces (29 required; 22 proposed).

13. Use Variance

Block: 2100; Lot: 1
Warren Road & Crestmont Road
Application No. 2004-80-V
Cellular Telephone Company d/b/a AT& T Wireless

R-1 Zone

The applicant proposes to install wireless communications antennae on an existing electric power transmission tower. Violations of Section 16-85(l) – Not permitted in R-1 Zone; and Section 16-85(l)(3)(a)(i) – Maximum antenna height.

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