

May 4, 2005

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING May 10, 2005

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

1. 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

The applicant proposes to remove an existing office building and to construct a new 6,000 sq.ft. two-story office building with 44 shared parking spaces. Violations of Section 16-85(b)4 – Maximum Floor Area on Transition Lot (4,500 sq.ft. permitted; 6,000 sq.ft. proposed); Section 16-85(b)3 – Minimum Side Yard Setback (25' required; 20' proposed; 5' variance requested); Section 16-92(c)2 – Minimum Front Yard Setback (40' required; 17' proposed; 23' variance requested); Section 16-87(a)(6)(i) – Maximum Sign Area (5 sq.ft. permitted; 8 sq.ft. proposed); and Section 16-87(a)(6)(i) – Minimum Sign Setback (20' required; 8' proposed).

2. 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

The applicant proposes to construct a 380 sq.ft. addition onto an existing roof area, and a 1,300 sq.ft. addition at ground level, onto an existing hospital. Violation of Section 16-89(c)(6) – Maximum Building Height (35' permitted, seven stories existing and proposed) and Section 16-88(e)(2) – Minimum number of parking spaces (1 space per 250 sq.ft. GFA required; 1 space per 364 sq.ft. GFA proposed).

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