

June 15, 2004

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

June 22, 2004

TENTATIVE AGENDA

Council Chambers – 6:45 pm

PLEASE NOTE THE SPECIAL TIME OF THIS MEETING!

1. Presentation of Resolution of Appreciation – David Jameson
2. Preliminary and Final Site Plan
Block: 107; Lots: 14 & 16
310 Eisenhower Parkway
Application No. 2002-43-PFSPV
Stephen W. Schwartz

R-4 Zone

The applicant proposes to construct a 12918 sq.ft. two-story office building with 54 parking spaces. Violations of Section 16-92(c)2 – Minimum front yard setback (40' required; 36' proposed; 4' variance requested) and Section 16-92(c)(4) – Minimum rear yard setback (35' required; 20' proposed; 15' variance requested).

3. 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.

4. 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.

5. Use Variance

Block: 6001; Lot: 2

Eisenhower Parkway & South Orange Avenue

Application No. 2004-16-V

Omnipoint Communications, Inc.

R-L Zone

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.

6. Use Variance

Block: 1700; Lot: 17

North Livingston Avenue

Application No. 2004-40-V

Omnipoint Communications, Inc.

R-4 Zone

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

7. Use Variance

Block: 7600; Lot: 1

340 East Northfield Road

Application No. 2004-41-V

Omnipoint Communications, Inc.

B-1 & R-1 Zones

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.

8. Use Variance

Block: 100; Lot: 67

Eisenhower Parkway & Dorsa Avenue

Application No. 2004-42-V

Omnipoint Communications, Inc.

I Zone

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

9. Use Variance

Block: 4701; Lot: 55

2 West Northfield Road

Application No. 2004-44-V

Omnipoint Communications, Inc.

B-1 Zone

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.

10. Variance

Block: 6101; Lot: 42
28 Passaic Avenue
Application No. 2004-3-V
Maria Korutun

R-1 Zone

The applicant proposes to construct a 27'8" X 27'6" second-story addition onto a single-family residence. Violations of Section 16-89(c)2 – Minimum front yard setback (75' required; 33.63' proposed; 41.37' variance requested) and Section 16-89(c)3 – Minimum side yard setback (15' required; 5' proposed; 10' variance requested).

11. Variance

Block: 3000; Lot: 41
24 Montgomery Road
Application No. 2004-4-V
Elisa Nanni

R-3 Zone

The applicant proposes to construct a 14' X 28'4" two-story addition, a 10'4" X 14' one-story addition, and a 16'8" X 22' second-floor addition onto a single-family residence. Violation of Section 16-91(c)3 – Minimum side yard setback (10' required; 5.73' proposed; 4.27' variance requested).

12. Variance

Block: 1508; Lot: 1
14 Fernwood Road
Application No. 2004-7-V
Chris Belcuore

R-4 Zone

The applicant proposes to construct a 28'4" X 45'4" second-floor addition and a 5' X 33' front porch onto an existing single-family residence on a corner lot. Violations of Section 16-84(l) – Minimum side street setback (35' required; 25' proposed; 10' variance requested) and Section 16-92(c)2 – Minimum front yard setback (40' required; 31' proposed; 9' variance requested).

13. Variance

Block: 1700; Lot: 49
97 Sykes Avenue
Application No. 2004-8-V
Jose R. Batista

R-4 Zone

The applicant proposes to construct a 10' X 21' second-floor addition onto a single-family residence. Violation of Section 16-92(c)2- Minimum front yard setback (40' required; 23.53' proposed; 16.47' variance requested).

14. Variance

Block: 600; Lot: 24
24 Boulderwood Drive
Application No. 2004-14-V
Sheung Kwan Samuel & Emily Hueng Chan

R-2 Zone

The applicants propose to construct a 31'8Z" X 34'7" cantilevered second-floor addition and an 8' X 34'7" wheelchair ramp onto the side of a single-family residence on a corner lot. Violations of Section 16-84(l) – Minimum side street setback (50' required; 34'5" proposed; 15'7" variance

ZONING BOARD OF ADJUSTMENT AGENDA

June 22, 2004

PAGE 4

requested) and Section 16-90(c)4 - Rear Yard Setback (50' required; 38'10" proposed; 11'2" variance requested).

15. Variance

Block: 1001; Lot: 40

7 Emerson Drive

Application No. 2004-17-V

Frances DeMaio

R-4 Zone

The applicant proposes to construct a 12' X 25' one-story side addition, a 20' X 21' two-story rear addition, a 21' X 26' second-floor addition, an 8' X 16' rear deck, and an 8' X 8' front entrance onto a single-family residence, and to install an 18' X 32' inground swimming pool. Violations of Section 16-92(c)2 - Minimum front yard setback (40' required; 33.5' proposed; 6.5' variance requested), Section 16-92(c)3 - Minimum side yard setback (10' required; 6.95' proposed; 3.05' variance requested) and Section 16-89(a)(8) - Minimum pool setback (20' required; 14' proposed; 6' variance requested).

16. Variance

Block: 4700; Lot: 7

4 Wellington Road

Application No. 2004-23-V

Christopher & Karen Scott

R-4 Zone

The applicant proposes to construct a 14'4" X 25'8" two-story side addition and a 9' X 47'5" one-story rear addition onto a single-family residence. Violations of Section 16-92(c)4 - Minimum rear yard setback (35' required; 31.5' proposed; 3.5' variance requested) and Section 16-84(e)(1)(iv) - Minimum accessory setback (5' required; 0.2' existing, 4.8' variance requested)..

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