

September 17, 2003

## ZONING BOARD OF ADJUSTMENT REGULAR MEETING

September 23, 2003

### TENTATIVE AGENDA

Conference Meeting – Conference Room – 7:15 pm  
Regular Meeting - Council Chambers – 7:30 pm

#### Conference Meeting Items:

1. Adoption of Minutes – July 22 and August 12, 2003
2. Request to Amend Plans – Russo-Cuppari – Application 2002-24-V

#### Regular Meeting Items:

1. Variance  
Block: 803; Lot: 63  
19 Congressional Parkway  
Application No. 2003-32-V  
Nickolas & Rosa Tsihlas R-4 Zone

The applicants propose to construct a 22'3" X 41'8" second-floor addition onto a single-family residence. Violations of Section 16-92(c)(2) – Minimum front yard setback – (40' required; 25' 11" proposed; 14' 1" variance requested); Section 16-92(c)3 - Minimum side yard setback (10' required; 4.98' proposed; 5.02' variance requested); and Section 16-92(4) – Minimum rear yard setback (35' required; 32'5" proposed; 2'5" variance requested).

2. Variance  
Block: 4902; Lot: 31  
153 West Northfield Road  
Application No. 2003-48-V  
Fred & Susan Schlesinger R-4 Zone

The applicants propose to construct a 24' 1" X 28' 5" third-floor addition onto a single-family residence. Violation of Section 16-92(c)(2) – Minimum front yard setback – (40' required; 13.19' proposed; 26.81' variance requested).

3. Variance  
Block: 2404; Lot: 36  
3 Sherwood Court  
Application No. 2003-69-V  
Nayana Hemaht Patel R-1 Zone

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The applicant proposes to construct a 5' high fence with a 6' high driveway entrance gate in the front yard of a single-family residence. Violation of Section 16-87.1(b)(2)(ii) – Maximum front yard fence height (4' permitted, 5' fence and 6' gate proposed).

4. Variance

Block: 6001; Lot: 52

27 Tower Road

Application No. 2003-70-V

Rajendra Shah

R-2 Zone

The applicant proposes to construct a 4' X 14' front vestibule addition, a 4.5' X 11' front garage addition, and a 9.5' X 11.5' rear addition onto a single-family residence. Violations of Section 16-90(c)(2) – Minimum front yard setback – (60' required; 39' proposed; 21' variance requested) and Section 16-90(c)(4) – Minimum rear yard setback (50' required; 17' proposed; 33' variance requested).

5. Preliminary and Final Site Plan and Use Variance

Block: 1409; Lot: 10

6 West Mt. Pleasant Avenue

Application No. 2003-55-V

Cellular Telephone Company d/b/a AT&T Wireless

B Zone

The applicant proposes to install wireless communications antennae within an existing church steeple, with appurtenant equipment in an enclosed area outside the existing church. Violations of Section 16-85(1)(3)(ii)(b) – Maximum Antenna Height (43' permitted; 43' 2" proposed) and Section 16-85(1)(3)(ii)(c) – Minimum antenna setback to Residential Zone (200' required; 32' proposed).

6. Use Variance

Block: 6002; Lot: 1

112 Eisenhower Parkway

Application No. 2003-91-V

New York SMSA Limited Partnership d/b/a Verizon Wireless

D-S Zone

The applicant proposes to install wireless communications antennae and equipment on an existing shopping center. Violation of Section 16-85(1)(3)(ii)(b) – Maximum Antenna Height (15' above roof height or 50' permitted; 56' proposed).

7. Preliminary & Final Site Plan and Use Variance

Block: 6001; Lot: 75

100 Walnut Street

Application No. 2003-61-PFSPV

Cedar Hill Country Club

R-1 & R-2 Zones

The applicant proposes to construct a 1,936 sq.ft. addition on its' clubhouse. Violation of Section 16-86 – Expansion of a non-conforming use.

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