

A G E N D A
May 27, 2014
7:30 p.m.
2ND REVISION

NEW BUSINESS:

DISCUSSION:
Planning Board:

Planning Board review of proposed ordinances that mayor and council are recommending:

- Housing Element and Fair Share Plan
- Development Fee Ordinance
- Limited Industrial District – Additional Uses

Planning Board:

POSTPONED UNTIL THE JUNE MEETING - Don Don Realty LLC, 903 Mountain Avenue and 90 New Providence Road, Block 14, Lots 15.A, and 15.C – Preliminary site plan and development for undesignated retail uses. New variances include off-street parking facilities, retain wall, parking spaces and visibility.

Board of Adjustment:

Bromberg;
339 Linda Drive
Block 7.I, Lot 4

Applicant is seeking approval for an 11' x 11' shed that has already been constructed and placed in the side yard of a single-family dwelling. Existing variances include side yard under 8 feet or 10 percent width where 10.95 feet exists and 11.43 feet is required, ground projections over 3.75 percent where 6.9 percent exists, and foundation area over 15 percent where 20.9 percent exists. New variances include lot coverage over 30 percent where

34.1 percent is proposed, and the shed which is considered an accessory structure, is located 4 feet off the property line.

Green

1062 Ledgewood Road

Block 7.C, Lot 31

Applicant proposes to extend a 12' x 12' deck in the rear of a single-family dwelling. Existing variances include side yard under 8 feet or 10 percent width where 9.8 feet exists, front yard coverage where 31.1 percent exists, and driveway in the side yard. New variance includes ground projections over 3.75 percent where 5.1 percent is proposed.

POP Realty Corporation/RPG LLC – 1042, 1046 and 1050 Springfield Avenue, Block 24.D, Lots 7, 7.A and 8.A and 8.B

Applicant proposes a new veterinary office, hospital and wellness center (for animals) for the Westfield Veterinary Group. New variances include rear yard under 50 feet where 30.5 feet is proposed, foundation area over 25 percent where 32.1 percent is proposed, lot coverage over 65 percent, front yard parking side yard parking and pavement, insufficient parking, accessory structure, access to property signs, both ground and wall signs.

CORRESPONDENCE:

Letter dated May 13, 2014 from Hehl and Hehl regarding Thomas Murphy, 1123 Mountain Avenue.

MEMORIALIZATION:

Czapek

1138 Maple Court

Block 5.P, Lot 7

Applicant is proposing to construct a two-story addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 14,374 square feet exists and required lot area within 150 feet. New variances include foundation over 15 percent where 17.4 percent is proposed, ground projections over 3.75 percent where 6.2 percent is proposed, and lot coverage over 30 percent where 30.5 percent is proposed.

The next meeting will be held on Tuesday, June 24, 2014 at 7:30 pm.

