

A G E N D A
March 24, 2015
7:30 p.m.

NEW BUSINESS:
Planning Board:

Don Don Realty LLC, 90 New Providence Road and 903 Mountain Avenue, Block 14, Lots 15.A, and 15.C – Discussion regarding resolution of approval.

McSharry, 1088 Willow Road, Block 7.M, Lot 17 – Applicant proposes to construct a pool and patio the rear yard of a residential property. Existing variances include lot area under 15,000 square feet within 150 feet where 14,445 square feet exists, lot width under 100 feet where 94.7 feet exists, and existing walkway located in the side yard.

Board of Adjustment:

Semler, 310 Indian Trail, Block 15.N, Lot 30 – Applicant proposes to construct a one-story addition in the side yard setback of a single-family dwelling. Existing variances include lot area under 15,000 square feet where 10,845 square feet exists, lot width under 100 feet where 79.7 feet exists, and lot area within 150 feet. New variances include side yard under 10 feet or 10 percent width where 9.25 feet is proposed, foundation area over 15 percent where 22.1 percent is proposed, and lot coverage over 30 percent where 34.7 percent is proposed.

Thrylos Realty LLC, 1079 Route 22, Block 24.A, Lot 1 – Applicant proposes an amended site plan for construction of a flagpole, A/C unit, revised dumpster location and proposed bar/restaurant use. Existing variances include front yard under 50 feet on Route 22 where 31.9 feet exists, lot width under 200 feet on Route 22 where 174.21 feet exists, existing sign size, existing front yard parking, existing parking space size, and existing loading space size. New variances include use variance with retail sales, lot coverage over 75 percent where 76.3 percent is proposed, refuse dumpster location in front yard, flagpole height over building height of 29.2 feet where 40 feet is proposed, A/C unit in front yard and insufficient number of parking spaces.

MEMORIALIZATIONS:
Board of Adjustment:

McDonald, 217 Evergreen Court, Block 15.K, Lot 6 – Postponed from the January 215 meeting. Applicants propose to construct an addition onto a single-family dwelling on a non-conforming lot. Existing variances include lot area under 15,000 square feet where

5,625 square feet exists, lot width under 100 feet where 75 feet exists, lot area within 150 feet and an existing one-car garage. New variances include front yard under 30 feet where 19.77 feet is proposed, rear yard under 30 feet where 20.62 feet is proposed, foundation area over 15 percent where 26.8 percent is proposed, ground projections over 3.75 percent where 6.6 percent is proposed, lot coverage over 30 percent where 41.8 percent is proposed, floor area ratio over 22.5 percent where 41.9 percent is proposed, and front yard coverage over 30 percent where 33.8 percent is proposed.

Comber Company/Verizon Wireless, 1130 Route 22, Block 5.T, Lot 30 – Applicant proposes to install a wireless antenna and cabinets on the rooftop of an existing commercial building. Existing variances include side yard under 15 feet where 12 feet exists, lot coverage over 75 percent where 94 percent exists, and insufficient parking spaces. New variances include a use variance for the antenna and accessory structure height over principal structure totaling 39 feet.

Rinaldo, 228 Evergreen Court, Block 15.I, Lot 8 – Applicant proposes a new single-family dwelling on a non-conforming lot. Existing variances include lot area under 15,000 square feet where 10,125 square feet exists, lot width under 100 feet where 75 feet exists, and lot area within 150 feet. A new variance includes the foundation area over 15 percent where 17.06 percent is proposed.

Domingues, 336 Darby Lane, Block 7.I, Lot 16 – Applicant proposes to construct an addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 13,535 square feet exists, lot width under 100 feet where 90.2 feet exists, and lot area within 150 feet. A new variance includes foundation area over 15 percent where 15.7 percent is proposed.

Our next meeting will be held on April 28, 2015 at 7:30 p.m.

