

A G E N D A
JANUARY 26, 2016
7:30 p.m.

REORGANIZATION MEETING:

Roll Call for 2015:

Old Business:

Minutes of December 22, 2015

Memorializations:

Menza and Beissel Communities/Fox Chase Reserve/Echo Ridge, 1350 and 1360 Route 22, Block 15.I, Lots 48.A and 48.B – Site plan and development for the construction of a 23 unit residential townhouse development with five buildings, nineteen market rate units and four affordable housing units.

Laborer's Local #3, 1121 Bristol Road, Block 7. Lot 35 – Installation of a wall sign.

NG Construction Inc., 1131-1139 Route 22, Block 23.C, Lots 8.H, 11, 16.A, 16.B, 16.C, 18.A, and 18.B – Site plan for the installation of canopies onto a commercial building.

End 2015

CHAIRPERSON'S REPORT:

OATH OF OFFICE:

Jon Younghans – Regular Member
Steve Matlin – Regular Member
Thomas Parker – Regular Member
Thomas Jakositz – 1st Alternate
Will Ford – 2nd Alternate

Election of Chairperson:

Election of Vice-Chairperson:

Appointment of Board Attorney

Approval of Resolution 01-2016 for Board Attorney

ROLL CALL VOTE FOR 2016

NEW BUSINESS 2016:

Planning Board:

Informal presentation for the Watchung Stables horse pavilion improvements

Board of Adjustment:

Postponed from the December meeting: Uncle Bob's Self Storage, 1129 Route 22 Block 23.C, Lot 2.02 – Applicants are proposing a site plan and development of a new self storage building. Two buildings currently exist and a third is proposed. Existing variance includes location of the storage facility within ½ mile of another storage facility. New variances include a use variance, height over 25 feet where 29.7 feet is proposed, foundation area over 25 percent where 33.2 percent is proposed, lot coverage over 50 percent where 71.9 percent is proposed, and outdoor activities/storage.

Wojtkunski/Palchik, 1144 Maple Court, Block 5.P, Lot 8 – Applicants are proposing the construction of a shed in the rear yard of a single-family dwelling. Existing variances include lot areas under 15,000 square feet where 14,274 square feet exists, foundation area over 15 percent where 16 percent exists, and an existing pool and patio area. A new variance includes ground projection over 3.75 percent where 4.4 percent is proposed.

Stage House Tavern 3 LLC, 1099 Route 22, Block 23.C, Lot 12 – Applicant is proposing a site plan, interior renovations and ground sign, from a former restaurant and catering facility to a full time restaurant. Existing variances include lot coverage over 75 percent, front yard parking, parking space requirements, and aisle width. New variances include retail sales and a use variance.

Our next meeting will be held on February 23, 2016 at 7:30 p.m.