

A G E N D A
FEBRUARY 23, 2016
7:30 p.m.
REVISED

NEW BUSINESS:

Board of Adjustment:

Postponed from the January meeting: 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.

Burchala, 1141 Corrinne Terrace, Block 5.T, Lot 14 – Applicants are proposing to install solar panels onto the roof of a single-family dwelling. Existing variances include side yard under 10 feet or 10 percent width where 10.86 feet exists, lot area under 15,000 square feet where 14,747+/- square feet exists, lot area within 150 feet, driveway in the side yard, and a shed in the rear of the property. New variance includes the solar panels which are considered an accessory structure and use.

NEW BUSINESS:

Planning Board

POSTPONED

Alpine at Mountainside, LLC, 1490-1496 Route 22 West, Block 3.A, Lots 17 & 18 – Applicants are proposing an inclusionary multi-family residential site plan with six buildings, containing 30 age-restricted units, including six affordable units. Applicants are also seeking preliminary major subdivision approval to create 31 lots (30 individual lots and one common area lot) within the development. Proposed variances include the following: Density over six dwelling units per acre (where 6.01 dwelling units per acres are proposed, insufficient buffer area under 25 feet where 2 feet is proposed, insufficient lot area under 200,000 square feet for subdivided lots where 1,380 square feet is proposed, insufficient impervious coverage over 65 percent and building coverage over 25 percent where 83.7 percent is proposed for subdivided lots, insufficient side yard under 25 percent for subdivided lots where 0 (zero) is proposed, insufficient rear yard under 25 percent for subdivided lots where 10 feet is proposed, and insufficient front yard under 50 feet is subdivided lots where 14 feet is proposed.

MEMORIALIZATIONS:

Planning Board:

Informal presentation for the Watchung Stables horse pavilion improvements

Board of Adjustment:

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.

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.

DISCUSSION:

C.F.G.R., 151 Wild Hedge Lane, Block 11, Lots 1 & 2.B – Applicant requests an extension of time to perfect the previously approved subdivision, through filing of the subdivision deed.

Our next meeting will be held on March 22, 2016 at 7:30 p.m.

