

**A G E N D A**  
**JUNE 28, 2016**  
**7:30 p.m.**

**NEW BUSINESS:**

**Planning Board:**

Aranjo, 1254 Route 22, Block 16.01, Lot 48, Klimas, 1257 Poplar Avenue, Block 16.01, Lot 11 and McCloskey, 1251 Poplar Avenue, Block 16.01, Lot 12 – Applicants are proposing a major three-lot subdivision for transfer of property from Block 16.01 (16.A), Lot 11 and 12 to Lot 48. Existing variances include Lot 48 – front yard under 30 feet where 20.01 feet exists, lot width under 200 feet where 163.02 feet exists, ground floor under 4,000 square feet where 1,998 square feet exists, insufficient parking, and front yard parking. Lot 11 – existing width under 100 feet where 95 feet exists, existing lot area within 150 feet, and existing driveway in side yard with a 2.6 foot setback where 110 feet is required. Lot 12 – existing lot width under 100 feet where 76 feet exists, and existing lot area within 150 feet. New variance includes lot area under 26,000 square feet on Lot 48 where 24,238 square feet is proposed.

**DISCUSSION:**

**Board of Adjustment:**

Moorman, 1474 Woodacres Drive, Block 3.22, Lot 20.06 –

**NEW BUSINESS:**

**Board of Adjustment:**

Quinn, 2 High Point Drive, Block 7.01, Lot 1.02 – Applicants are proposing to construct a six-foot high vinyl fence in the front yard on a corner lot. New variance includes the fence in the front yard on a corner lot.

Kane, 1267 Virginia Avenue, Block 16.09, Lot 19 – Applicants are proposing to construct a patio and drainage improvements at a single-family dwelling. Existing variances include front yard under 30 feet where 29.72 feet exists, lot area under 15,000 square feet where 10,191 square feet exists, lot width under 100 feet where 85 feet exists, foundation area over 15 percent where 18.5 percent exists, lot area within 150 feet, and front yard coverage over 30 percent where 31.1 percent exists. New variance includes lot coverage over 30 percent where 34.9 percent is proposed.

Hilongos, 235 Old Tote Road, Block 15.09, Lot 46 – Applicants are proposing to construct a swimming pool and decking. Existing variance includes foundation area over 15 percent where 16 percent exists. A new variance includes lot coverage over 30 percent where 37.7 percent is proposed.

**MEMORIALIZATION:**

**Planning Board:**

C.F.G.R., 151 Wild Hedge Lane, Block 11, Lots 1 & 2.02 – Applicant is seeking Final subdivision approval for a two-lot subdivision to construct a single-family dwelling on each lot. Applicant received final subdivision approval in November 2013, but did not file the deed to perfect the subdivision. Preliminary subdivision approval was obtained in 2007.

**MEMORIALIZATION:**

**Board of Adjustment:**

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. 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 22 feet is proposed, and retaining walls over six feet where fourteen feet is proposed.

The next meeting will be held on July 26, 2016 at 7:30 p.m.