

**REVISED
AGENDA
OCTOBER 25, 2016
7:00 p.m.
NOTE EARLIER TIME!**

**CONTINUATION:
Board of Adjustment:**

Bovella's 22 Real Estate Group LLC, 1085 Route 22, Block 23.03, Lot 15 – Applicants are proposing a site plan change of tenancy for a bakery and restaurant in the Limited Industrial Zone. Existing variance includes lot width-200 feet on Route 22 where 196 feet exists. New variances include a use variance, retail sales, front yard under 50 feet on Route 22 where 40 feet is proposed, lot coverage over 75 percent where 87.0 percent is proposed (reduced), front yard parking, insufficient loading zone, insufficient trash enclosure and parking in the side yard setback.

**NEW BUSINESS: (These applications were postponed from the August meeting)
Board of Adjustment:**

Western Pest Control/Sign Arama, 1048 Route 22, Block 24.07, Lot 1 – Applicant is proposing to replace an existing non-conforming roof sign. New variances include roof sign, which is a prohibited sign, and replacement of a non-conforming sign which is treated as a new sign installation.

Madison Honda, 152 Glen Road, Block 24.10, Lot 3 – Applicants are proposing an outdoor storage of vehicles. Existing variance includes side yard parking. New variances include shard parking, commercial motor vehicle storage, insufficient parking ingress/egress aisle width, and insufficient parking.

POSTPONED: Eugene Lord, 1283 and 1289 Route 22, Block 18, Lots 11, 12, 13, 14, 15 – Applicant is proposing a use variance, and site plan and development to construct a multi-family, 12-unit townhouse development in

the O-B Zone. New variances include front yard under 50 feet where 18 feet is proposed, side yard under 25 feet where 8 feet is proposed, building projected area over 25 percent where 32 percent is proposed, multi-family use which is not permitted, and insufficient buffer abutting a residential zone.

MEMORIALIZATION:

Baboomiam/Fleming, 1197 Foothill Way, aka 333 Short Drive, Block 5.06, Lot 4 – Solar panels on the roof of a single-family dwelling.

Stapleton, 1264 Virginia Avenue, Block 16.10, Lot 6 – Air conditioning unit in the side yard setback of a single-family dwelling.

Gabriel, 867 Standish Avenue, Block 12 Lot 4 – Addition in the side yard on a non-conforming lot.

NOTE: The next meeting will be held on **November 29, 2016 at 7:30 p.m.**
Note: Due to the League of Municipalities, the meeting will be held on the fifth Tuesday of the month, instead of the fourth Tuesday.

