

ZONING BOARD AGENDA – AUGUST 28, 2023

MEETING TIME: 7:00 PM

Main Meeting Room

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. CHRISTOPHER

BARVELS

Seat IV

Alternate II

MR. ANDREW BANE

MR. STEVEN

SHANKER

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RESOLUTIONS

- #2022-019, HazaBell of Northeast, Block 605, Lots 62 & 63, 1580 Route 35, Denying Application for Conditional Use Variance.
- #2023-003 – Wasserman, Block 1048.01, Lot 33, 1 Davenport Drive, Granting Lot Coverage Variance.
- #2022-021, Hemberger, Block 644, Lot 2, Granting Building Coverage and Front Yard Setback Variances.
- Appoint Debra Yuro as Board Secretary

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

5. APPROVAL OF MINUTES

To Be Posted on Township Website Upon Approval

6. ADMINISTRATIVE MATTERS

None

7. OLD BUSINESS

7.I. #2022-017, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Appeal Of The Zoning Officer's Decision

The applicant has requested the Zoning Board hear and decide an appeal of the Zoning Officer's decision that Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking is required.

Documents:

[ALMOST HOME - APPEAL TECH MEMO 11.22.2022.PDF](#)
[ALMOST HOME - FLOOR PLAN.PDF](#)
[ALMOST HOME - ZO APPEAL 10.12.2022.PDF](#)
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)
[ALMOST HOME DEV PERMIT - TAX CERT.PDF](#)

7.II. #2022-018, Almost Home Market, Inc., Block 1049, Lot 1, 276 Sunnyside Road, Application For Use Variance –

The applicant is seeking Use Variance approval for an Expansion of a Non-Conforming Use, and bulk variance approval for deficient number of off-street parking to expand the existing business to include tables and seating for 18 patrons while maintaining the residence on the second floor.

Documents:

[ALMOST HOME - FIRE REVIEW - NO COMMENT.PDF](#)
[ALMOST HOME - FLOOR PLAN.PDF](#)
[ALMOST HOME - HEALTH RESPONSE 04.19.2023.PDF](#)
[ALMOST HOME - HEALTH REVIEW 03.30.2023.PDF](#)
[ALMOST HOME - SUNNYSIDSEPTICSYSTEM.PDF](#)
[ALMOST HOME - USE TECH REVIEW 11.22.2022.PDF](#)
[ALMOST HOME DEV PERMIT - DENIAL.PDF](#)
[ALMOST HOME DEV PERMIT - TAX CERT.PDF](#)

8. NEW BUSINESS

8.I. #2023-004, Sebring/Ford, Block 326, Lot 2, 36 Oakwood Road, Application For Bulk Variance

The applicant is seeking Minimum Rear Yard Setback approval where 30' is required and 21' feet is proposed for a 445 square foot rear addition.

Documents:

[36 OAKWOOD ROAD - ARCHITECTURAL PLANS.PDF](#)
[36 OAKWOOD ROAD - NARRATIVE.PDF](#)

8.II. #2023-005, Matthew Werner, Block 901, Lot 11, 2 Farrell Lane, Application For Bulk Variances

The applicant is seeking Principal Street Side Yard approval where 25' feet is the maximum required and 9.2' is proposed; and Principal Rear Yard where 50 feet is minimum required and 30' is proposed to construct an addition.

Documents:

[2 FARRELL DRIVE - NARRATIVE.PDF](#)
[2 FARRELL DRIVE - PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[2 FARRELL DRIVE - SURVEY.PDF](#)
[2 FARRELL DRIVE - FLOOR PLANS AND ELEVATIONS.PDF](#)

8.III. #2023-006 – La Avenida, LLC, Block 435, Lots 1 & 2, 162 Avenue D, Application For Use D Variance & Bulk Variances

The applicant seeks approval to perform interior and exterior repairs and to utilize the existing structure as a single-family home with 3 bedrooms and 2 bathrooms where "D" Use Variance "single-family , detached" is not permitted in the B-2 Zone, Front Setback (Principal) 50' is the minimum required, and 3.6' feet is proposed, Front Setback (Accessory) 50' is minimum required, and 49.7' is proposed, Street Side Setback (Principal) 25' is the minimum required, and 17.5' is proposed, Street Side Setback (Accessory) 25' is the minimum required, and +/-7' is proposed, Street Rear Setback (Accessory) 50' is the minimum required, and +/23' is proposed.

Will Not Be Heard Carried To September 25, 2023

Documents:

[162 AVENUE D - NARRATIVE.PDF](#)
[162 AVENUE D - PLANNERS TECHNICAL MEMORANDUM.PDF](#)
[162 AVENUE D - FLOOR PLANS AND ELEVATIONS.PDF](#)

9. EXECUTIVE SESSION

If Necessary

10. ADJOURNMENT