

AGENDA – SEPTEMBER 25, 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

- #2022-017 – Almost Home Market, Inc. Block 1049, Lot 1, 276 Sunnyside Road, Affirming 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.
- #2022-018 – Almost Home Market, Inc. Block 1049, Lot 1, 276 Sunnyside Road, Granting Approval for a Use Variance 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.
- #2023-004 – Sebring/Ford, Block 326, Lot 2, 36 Oakwood Road, Granting Minimum Rear Yard setback.

- #2023-005 – Matthew Werner, Block 901, Lot 11, 2 Farrell Lane, Granting Approval for Principal Street Side Yard and Principal Rear Yard variances.
- #2023-006 – La Avenida, LLC, Block 435, Lots 1 & 2, 162 Avenue D, Withdrawing Application for Use “D” and Bulk Variances.

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

None

8. NEW BUSINESS

8.I. #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.

Application has been withdrawn.

8.II. #2023-007, Ann Riso, Block 972, Lot 82, 38 Coleman Avenue, Application For Bulk Variance

The applicant is seeking Maximum Lot Coverage approval where 40% is permitted and 42.7% is proposed for a 117 square foot bathroom addition

Documents:

[RISO PLANNERS MEMORANDUM.PDF](#)

[RISO_IFZ-11X17_ARCH.PDF](#)

[RISO_IFZ-11X17_SURVEY.PDF](#)

8.III. #2023-008, Van Burnt, LLC, Block 84, Lot 1, Van Brunt Place, Application For Bulk Variances

The applicant is seeking Minimum Side Yard Setback approval where 10’ feet is the maximum required and 4’ is proposed to construct a single-family dwelling.

8.IV. #2023-010, Day/Burke, Block 840, Lot 82.01, 10 Deep Hollow Drive, Application For Bulk Variances

The applicant is seeking Maximum Lot Coverage approval where 14.75% is permitted and 18.91% is proposed and Structural Retaining Walls shall not exceed three (3') feet in height within a setback area to construct various retaining walls, pool improvements, and patios.

9. EXECUTIVE SESSION
If Necessary

10. ADJOURNMENT