

# TOWNSHIP OF MIDDLETOWN - ZONING BOARD OF ADJUSTMENT

## AGENDA – OCTOBER 23, 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.
- #2023-007, Ann Riso, Block 972, Lot 82, 38 Coleman Avenue, Granting

Maximum Lot Coverage for a 117 sq. ft. bathroom addition.

- #2023-008, Van Burnt, LLC, Block 84, Lot 1, Van Brunt Place, Accepting Withdrawal of Application.

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. #2023-010 - 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.

Documents:

[DAY BURKE - PLANNING TECH MEMO 10.20.2023.PDF](#)  
[DAY BURKE - ENIGNEER MEMO.PDF](#)  
[DAY BURKE NARRATIVE.PDF](#)  
[DAY BURKE PLANS PART 1.PDF](#)  
[DAY BURKE PLANS PART 2.PDF](#)  
[DAY BURKE PRIOR RESOLUTION OF APPROVAL FOR LOT COVERAGE.PDF](#)  
[DAY BURKE Z.O. REVIEW.PDF](#)

- 8.II. #2023-011 - Nicolissa, LLC, Block 942, Lots 170-180, 160 Highway 35, Minor Subdivision, D-Variance – Expansion Of Non-Conforming Use, Lot Coverage (2)

The applicant is seeking minor subdivision/lot line adjustment to “square off” the two subject lots, thereby increasing the lot area and decreasing the lot coverage of proposed Lot 70.01 and reducing the lot area of proposed Lot 72.01 and increasing the lot coverage of proposed Lot 72.01. No new construction is proposed as part of this minor subdivision application.

Documents:

[NICOLISSA - PLANNING TECH MEMO 10.13.2023.PDF](#)  
[NICOLISSA - NARRATIVE \(MINOR SUBDIVISION\\_LOT LINE ADJUSTMENT\).PDF](#)  
[NICOLISSA - SUBDIVISION PLAN.PDF](#)

NICOLISSA - DEVELOPMENT PERMIT APP AND DENIAL LETTER DATED  
6.23.23.PDF

8.III. #2023-013 - Eltringham, Block 868, Lot52, 44 Highboy Court

The applicant is seeking Front Setback Variance approval where 40' is required and 37.9' is proposed for 240 sq. ft. addition.

Documents:

ELTRINGHAM - PLANNING TECH MEMO 10.12.2023.PDF  
ELTRINGHAM - APP.PDF  
ELTRINGHAM - PLANS.PDF  
ELTRINGHAM - SURVEY.PDF  
DENIAL 44 HIGHBOY.PDF

9. EXECUTIVE SESSION  
If Necessary

10. ADJOURNMENT