To:

Mayor and Council

Planning Board

From:

Paul Dolengo

Board of Adjustment Chairman

Re:

Summary of Use Variance Applications

For the year 2019 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2019. The following is a summary of the Board's activities for 2019:

There were a total of 15 applications submitted to the Planning Department Office of which 13 were heard. The breakdown of the applications is as follows: three were carried to the year 2020; one was an expansion of a non-conforming use; 11 were bulk variances. There were no Use variances in 2019.

For the Board of Adjustment

Paul Dolengo, Chairman

cc:

Jill A. Hartmann, Township Planner

Planning Board Chairman Board of Adjustment Members

	<b>BOARD OF ADJUSTMEN</b>	T 2019 ANNUAL	REPORT	
App#	Applicant	Block/Lot	Description	
BOA-19-01	Tremko	4607/14	frontage, depth	
BOA-19-02	Froehlich	2901/1	front,rear, build cov	
BOA-19-03	Cifelli	1204/10	imperv + Build cov	
BOA-19-04	Kolatac	1802/40	side, combined	
BOA-19-05	DeMichino	2202/6.01	build cov, front yard	
BOA-19-06	Brigati	2304/20	Build cov	
BOA-19-07	Vukosa	3101/18	Build cov;fence	
BOA-19-08	Sconzo/Cancro	4305/13	front, rear	
BOA-19-09	Anello	202/4	height, build cov, carried to 2020	
BOA-19-10	Diver	2202/15	front yard, build cov	-
BPA-19-11	Mandica	1805/15	front, secondary side, build cover	
BOA-19-13	Zito	601/16.01	side yard	
BOA-19-12	Anello -Freedom	2703/3,4,5,6	expansion of a non-conforming use	
BOA-19-13	Phillips Edison	2007/1	carried to 2020	
BOA-19-14	Plainview Growers	2902/24.01	carried to 2020	

To:

Mayor Kohle

Council

Planning Board Members

From:

Paul Dolengo

Board of Adjustment Chairman

Re:

Summary of Board of Adjustment Activity

For the Year 2018

In compliance with N.J.S.A. 40:55D-7.01 the Zoning Board is hereby transmitting their Annual Report on the decisions and variance activity for the year 2017.

There were a total of 18 applications submitted to the Planning Department Office. The breakdown of the applications are as follows: 16 heard, 2 carried to 2019 (Asani, Caribbean Blue). Among those heard there were 4 front yard variances; 9 building coverage variances; 2 rear yard variances; 1 impervious coverage variance and 1 side/side combination variance. There were also 2 amended resolutions, 1 extension of approved Use variance and 1 waiver.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.

Paul Dolongo, Chairman

cc:

Adam Brewer, Township Manager

Council Members

Planning Board Members

Jill Hartmann, Township Planner Board of Adjustment Members

2018 Board of Adjustment	ıstment					
Applicant	Block/Lot	Description		Decision		
Henry	2202/14	front yard, building coverage	erage	approved	6 Schelling Tr	porch
Battista	1804/19	front yard, building coverage	erage	approved		porch
Cerretta	1401/27	building coverage, impervious	rvious	approved	4 Kent Pl	
Schlachter	804/2	building coverage		approved	39 Oping Rd	
Pomrov	701/14	building coverage		approved	13 Colonial Tr	
Mistrette	2603/13	building coverage		approved	4 Michael Ct	
Drobik	3105/4	rear yard		approved	75 W. Parkway	
Cohen	3707/29	front yard			22 Roosevelt	steps
Caribbean Blue	2701/11	waivers			347 Route 23	
Ħ	1804/9	building coverage		approved	71 Hoppir Ave	
Vita	3202/15	building coverage		approved	27 Libby Ave	
Ormsby	1802/1.01	amended resolution, si	amended resolution, side yard, combined side yard	approved	210 Woodland	
Goll	2901/4	building coverage, rear yard	yard	approved	4 Barnard Pl	
Olsen	1804/14	front yard		approved	19 Post Rd	porch
Toca Coffee	2705/1	resolution amendment		approved	101 Alexander	
Global Lift Truck	4401/14	Extension of Use Variance	ice	approved	10 Irving St	
Caribbean Blue	2701/11	Conditional Use, Site, Flood	ood	Carried 2019	347 Route 23	
Asani	503/11	front yard		Carried 2019	17 Mead Pi	

To:

Mayor Winterfield

Council

Planning Board Members

From:

Paul Dolengo

Board of Adjustment Chairman

Re:

Summary of Board of Adjustment Activity

For the Year 2017

In compliance with N.J.S.A. 40:55D-70.1 the Zoning Board is hereby transmitting their Annual Report on the decisions and variance activity for the year 2017.

There were a total of 13 applications submitted to the Planning Department Office. The breakdown of the applications is as follows: 13 heard; two carried to 2018 (Henry and Global Lift Truck for site approval) one withdrawn after public hearing (Zomack). Among those heard there was a Use Variance, Expansion of a Non-Conforming Use and two Conditional Use applications.

The following is a brief description of the Uses:

## Plainview Growers, 229 Farm Road, Block 2902, Lots 17, 24, 25

This applicant came before the Board in 1994 for subdivision but never perfected their deeds, therefore, requiring the new application before the Board. The applicant now requested a variance to permit the consolidation of three existing lots into two resulting lots with one lot containing an existing single family dwelling with one existing greenhouse and four small greenhouses and the other lot containing the applicant's commercial greenhouses and farming facility. Lot 24 and 17 will being consolidated into a single lot having a total of 526,219 square feet, Lot 25 will have lot area of 149,788 square feet. Applicant further sought a variance from the conditional use requirements of the zoning ordinance for a minimum buffer adjacent to a residentially zoned or used property on Lot 25. In addition, Lot 24 needed conditional use variance for lacking frontage on an approved Township street.

## Global Lift Trucks, LLC t/a Minimax Concrete, LLC, 10 Irving Street, Block 4401, Lot 14

The applicant requested a Use variance to permit the operation of a concrete mixing facility. That use was not permitted in the I-2 Zone. The applicant first proposed to also include site plan approval along with the Use variance and decided to bifurcate the application. The testimony and evidence provided by the Applicant indicated that the intensity of the proposed concrete mixing facility will be no greater than that of the industrial uses already permitted in the I-2 Zone district.

## Conquer Properties, Inc., 476 Newark Pompton Turnpike, Block 2602, Lot 20

In 2016 the applicant received preliminary and final site plan approval for expansion of a non-conforming use. Subsequent to receiving the approval and after starting work the applicant discovered that due to the condition of the foundation that applicant needed to raze the building. While in the process of modifying the building the applicant elected to further expand the size of the building by 264 square feet to add an additional classroom.

### Bergen Auto Enterprises, LLC, 144 Route 23, Block 2704, Lots 2 & 3

The applicant requested a conditional use variance to permit the standalone operation of a full use pre-owned automobile dealership, which is not permitted by Ordinance.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.

Paul Dolengo, Chairman

Jill A. Hartmann, Township Planner

Planning Board Chairman Board of Adjustment Members

BOARD OF ADJUSTMENT 2017	MENT 2017					
			DESCRIPTION	DECISION	REQUIRED	APPROVED
APPLICANT	BLOCK/LOT	ZONE	DESCRIPTION			
			Top+ Votal	Granted	35'	27'9"
CAPUTO	3603/16	7-4	Polit idia	2	35.	32'
INNESTONE	3613/12	R-9	Front Yard	Granted	30	4 4 1 7 7
			Side Yard		TO	+.4 / / /
CHIDW/AV	3501/9	R-15	Front Yard	Granted	50'	45.4
			Building Coverage		15%	15.20%
		טט	Secondary Front	Withdrawn		
ZOMACK	503/5	N-77	Gid- Voud	Granted	ω	ω.
CONKLIN	4014/5	N-9	Old role		42%	45.85%
			Illiberations coverage	Control	15%	16.70%
EASTERHOFF	3103/11	R-11	Building Coverage	Cidirica	750	37 80%
			Impervious Coverage		33%	251
PAC DI IDNIEV	1303/40	R-11	Front Yard	Granted	50	30
INC DOUNT	1000/10		Building Coverage		16%	20.35%
	3/ 202/2	R-15	Front Yard	Granted	50'	46.8
CUKALIALO	2202/2		Combined Side Yard		36'	30.61
	2202/14	R-11	Front Yard, Build Cov	Carried		
HENRY		7 7	Subdivision Conditional Lice	Granted		Revise Lot Lines
PLAINVIEW GROWERS		K-8/	Supulvision, Conform Hea	Granted		Concrete Facility Use Only
GLOBAL LIFT TRUCK	4401/14	1-2	Expansion of a Nort Comorni osc	Granted		Expand Building
CONQUER MATH	2602/20	K-11	Allerace size plan cian	Granted		Pre-Owned Car Sales
BERGEN AUTO ENT.	2701/2,3	C-3	Use, Flood, Site Plan, Sign	Cidico		

To:

Mayor and Council

Planning Board

From:

Paul Dolengo

Board of Adjustment Chairman

Re:

Summary of Use Variance Applications

For the Year 2016

In compliance with N.J.S.A. 40:55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2016. The following is a summary of the Board's activities for 2016.

There were a total of 26 applications submitted to the Planning Department Office. The breakdown of the applications is as follows: twenty heard; four were carried to 2017; two withdrawn. Among those heard there was one interpretation; three Conditional Uses; two expansions of a pre-existing non-conforming use. The variances were as follows: ten front yard setbacks; one secondary front yard setback; nine building coverage; four combined side yard setbacks and two side yard setbacks.

The following is a brief description of the three Conditional Use applications:

# George and Jackie Serventi, 383 Newark Pompton Turnpike, Block 3302, Lot 20 Expansion of a Non-Conforming Use

Variance requested was to permit the reconstruction of a delicatessen after fire damage. The applicant requested approval to turn a former shed like storage area into an additional 192 square feet of usable space.

### Kent Place Holdings, LLC, 702 Newark Pompton Turnpike, Block 1401, Lot 6 Two Conditional Use Variances

The applicant requested two conditional use variances one for density regarding maximum number of units in a multi-family residential building and the other to permit the conversion of commercial space on the first floor of a building to residential units.

# Netherlands Reformed Christian School, 164 Jacksonville Road, Block 3001, Lot 5 Conditional Use

The applicant requested a variance to permit the location of a temporary classroom trailer and storage shed on the school property. In order to allow the installation of the trailer and the shed

the applicant requested variance for maximum building coverage and maximum impervious coverage.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.

For the Board of Adjustment

Paul Dolengo

cc: Jij A. Hartmann, Township Planner Planning Board Chairman Board of Adjustment Members

Approved Carried			
Approved	Conditional ose	3001/5	Netherland School
	Carlitional Hea	4401/14	Global Lift Truck
Carried	Dullang Coxcides)	2503/2	Sidoti - 43 Sunset
Carried	Lilling coverage let width let area	25/11/2067	Plainview Growers
Carried	ript condition	4304/9	Andronoco
Approved	front yard sothack	1204/25	Dorso
Approved	Collibration for a	3903/6	Cheff
Approved	combined side vard	505/3	5 Mtn Ridge
Approved	front yard setback, relice	1901/1	Stoudt
Approved	expansion of a ose	3302/20	Serventi
Approved	build cov	803/19	Ahmed
Approved	Collaboration Services	1401/6	Kent Place
Approved	expand use, widen, imper conjugate	2602/20	Conquer
Approved	iront, ice width imper cay frontage	3907/10	Glynn
Approved	fort lot don't secondary front vard	3907/9	Glyກn
Approved	Front lot denth	1402/2	DeIntinis
Approved	building cov	304/19	Zaccardi
Approved	combined side front	701/5	Cilibrasi
Approved	Coverage combined side, front, side	303/14,5	Bible Church
Approved	Conditional Use, lot area, width, screening, front, parking	203/149	Henry
	front, build cov	2202/14	Monarch
Withdrawn	Use	1411/9	Monarch
Withdrawn	build cov	4305/11	Cascone
Approved	build cov	2604/28	McKay
Approved	Holit, balla cost, since }	2603/8	Esposito
Approved	front build cov side vard combined side	4302/5	Wisneski
Approved	front build cov	BIOCK/LOT	Applicant
Decision	Description		The state of the s

To:

Mayor and Council

Planning Board

From:

Paul Dolengo

Board of Adjustment Chairman

Re:

Summary of Use Variance Applications

For the year 2015 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2015. The following is a summary of the Board's activities for 2015:

There were a total of 17 applications submitted to the Planning Department Office of which 16 were heard. The breakdown of the applications is as follows: one was carried to the year 2016, three approved Use variances; one Interpretation and twelve approved Bulk variances. The following is a brief description of each of the "D" variances requested.

### Scangarella, 565 Newark Pompton Turnpike, Block 1906, Lot 9 Conversion of existing office to a ground floor apartment

The purpose of the application was to convert a former 720 square foot dental office, located on the ground floor of the building to an apartment, which will also include a porch and deck. The space will be owner occupied. The conversion of the doctor's office to an apartment use will significantly reduce the overall intensity of the uses on the property while improving the diversity of housing stock in the Township.

### Thunder Gloves, 6 Industrial Road, Block 4402, Lot 7 Use Variance

The applicant requested a use variance to permit the operation of a personal fitness facility within a 3,250 square foot space located on the first floor of an existing industrial building. The proposed personal fitness training facility, a personal service/commercial recreational use, was prohibited in the Industrial 1 zone. It was determined that the proposed use would be significantly less than that of an industrial use for which the property is zoned.

New York SMSA Limited Partnership d/b/a Verizon Wireless, 22 Jackson Avenue, Block 1909, Lot 2

The applicant requested permission to construct a wireless telecommunication facility consisting of a small network node atop the roof on property located at 22 Jackson Avenue. The Board concluded that the small network node being modest in size and shape and because it is enclosed in a chimney not being visible therefore affording them the ability to grant approval.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment. The Board would suggest that the Council consider revising the township bulk requirement to eliminate the need for combined side yard setback in all zones.

For the Board of Adjustment

Chairman

cc:

Jill A. Hartmann, Township Planner Planning Board Chairman Board of Adjustment Members

2014 Board of Adjustment	ent		
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Applicant	<b>Biock/Lot</b>	Description	
IEM Property	1304/7	site plan, sign	
Reeves	1601/20	side, build cov	
Vista appeal/interp	2705/1	appeal	
handel appeal	2604/19	appeal	
Rizzuto	701/22	2nd front, garage	
Kharbouch	1101/8	fence in front yard	
Biondi/Golden Glove	4402/7	Úse	
Verizon/22 Jackson	1909/2	cell tower	
Miler	202/5	build cov	

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Mayor and Council

Planning Board

From:

Donald Bruno

Board of Adjustment Chairman

Re:

Summary of Use Variance Applications

For the year 2013 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2013. The following is a summary of the Board's activities for 2013:

There were a total of 9 applications submitted to the Planning Department Office of which 8 were heard. The breakdown of the applications is as follows: one was dismissed without prejudice, one approved Use variance; and 7 approved bulk variances. The following is a brief description of each of the "D" variances requested.

# Verizon, Knights of Columbus, 84 Lincoln Park Road, Block 4401, Lot 9 Cell Tower Application

The applicant requested a use variance to permit the installation of a cell tower at the Knights of Columbus. The approval granted in this case was limited

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment. There does not appear to be any trends to suggest ordinance revisions as a result of these applications.

For the Board of Adjustment

Chairman

cc:

Eileen Banyra, Township Planner Planning Board Chairman Board of Adjustment Members

BOA 2013 Annual Report	oort	4
Applicant	Block/Lot	Description
28 East Garden	902/25	Use
Carbone Sunset	1501/12	rear setback
Dara	3502/17	front and second
Beringer	2603/20	rear setback
cell-84 Lin Pk Rd	4401/9	cell tower
Ormsby	1802/1.01	front yard
Lomoriello	1406/11	front yard
Nelson	2204/9	sec front yard
Brown	4009/3	build cov
Vucenovic	4308/9	front and second

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Board of Adjustment 2012	int 2012			
Applicant	Block/Lot	Description	Decision	
287 Boulevard	1804/25	Use	approved	
Ference	3307/3	front, build cov	approved	
McCullough	2801/1	height, front	approved	
Ciampa	2010/11	front, build cov	approved	
Yasin	3302/7	side, build cov	approved	
Cielusniak	1201/15	Use- acc apart	approved	
Tanis	1806/15	comb side	approved	
Drayton	2503/22	build cov	approved	
Ormsby	1802/1.01	build cov, 2 sides	approved	
Sidoti	603/7	second front yard	approved	

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Board of Adjustment 2011         -           Applicant         Block/Lot         Description           Handel Construct         2604/19         major site, Use           Banks         1904/7         cert non conform           All Service         902/5         site, use, flood           King/Zomack         503/5         rear yard           King/Zomack         503/5         front, side, build cov           Niessen         4003/3         front           Everson         2202/10         flood dev; front           Cancro         4305/13         rear, build cov           Santo         2604/10         front           LeGates         2604/10         front           Liccardo         1405/1         build cov           Siemonsma         1405/1         build cov           DeGroot         3001/2         site, use, flood	The same of the sa			
Adjustment 2011  t Block/Lot Description  construct 2604/19 major site, Use 1904/7 cert non conform  be 902/5 site, use, flood ner 202/22 front, side, build cov 1403/3 front 2202/10 flood dev, front 4305/13 rear, build cov 3309/7 build cov 2604/10 front 1403/4 front ma 1405/1 build cov 3001/2 site, use, flood				
t Block/Lot Block/Lot 2604/19  construct 2604/19  ack 902/5  neck 503/5  ner 202/22  4003/3  2202/10  4305/13  3309/7  2604/10  1405/1  ma 1405/1	Board of Adjustment	2011		A
t Block/Lot Block/Lot 2604/19 1904/7  se 902/5 add 503/5 1004/7  ner 202/22 4003/3 2202/10 4305/13 3309/7 2604/10 1405/1 ma 1405/1				
t Block/Lot 2604/19  construct 2604/19  aeck 503/5  ner 202/22  4003/3  2202/10  4305/13  3309/7  2604/10  ma 1405/1				
construct 2604/19 1904/7 2e 902/5 1ack 503/5 Iner 202/22 4003/3 2202/10 4305/13 3309/7 2604/10 1403/4 Ima 1405/1	Applicant	Block/Lot	Description	
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1904/7  nack 503/5  ner 503/5  ner 202/22  4003/3  2202/10  4305/13  3309/7  2604/10  1403/4  ma 1405/1	Handel Construct	2604/19	major site, Use	
ner 503/5 nner 202/22 4003/3 2202/10 4305/13 3309/7 2604/10 1403/4 ma 1405/1	Banks	1904/7	cert non conform	
nack 503/5 ner 202/22 4003/3 2202/10 4305/13 3309/7 2604/10 1403/4 ma 1405/1	All Service	902/5	site, use, flood	
ner 202/22 4003/3 2202/10 4305/13 3309/7 2604/10 1403/4 ma 1405/1	King/Zomack	503/5	rear yard	
4003/3 2202/10 4305/13 3309/7 2604/10 1403/4 ma 1405/1 3001/2	Missbrenner	202/22	front, side, build cov	
2202/10 4305/13 3309/7 2604/10 1403/4 ma 1405/1	Niessen	4003/3	front	
4305/13 3309/7 2604/10 1403/4 ma 1405/1 3001/2	Everson	2202/10	flood dev; front	
3309/7 2604/10 1403/4 ma 1405/1 3001/2	Cancro	4305/13	rear, build cov	
2604/10 - 1403/4 ma 1405/1 3001/2	Santo	3309/7	pnild cov	
1403/4 ma 1405/1 3001/2	LeGates	2604/10	front	
ma 1405/1 3001/2	Liccardo	1403/4	front	
3001/2	Siemonsma	1405/1	build cov	
	DeGroot	3001/2	site, use, flood	
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build cov, front yard		
build cov, side aggre	3301/3	Herd
pool in side yard	2801/11	Bosland
rear yard	3305/6	Gobosack
Build cov, rear	2601/34	Riley
Build cov, rear	2302/6	Sharpe
conditional use, bulk	902/16	Honda 590 Rt. 23
flood, site, sign	1602/18	Van Wingerden
cell tower	4402/6	Jan Fence ·
cell tower	4201/182	T-Mobile Gro Rite
2nd front, front	902/5	T-Mobile 770 Rt 23
appeal	3903/14	Pieklo
	902/25	Team Equip
Description		
The second secon	Block/Lot	Applicant
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