

Variance Application #ZB23-003

Applicant Name: Seth & Lauren Nulman

Address: 9 Donnybrook Drive

Block #87.02, Lot 2

Zone B

Application submitted: February 3rd, 2023

Hearing Date(s): March 21, 2023

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter §175-16 Limited Schedule maximum building coverage, §175-27 total improved lot coverage

GENERAL ZONING Zone B	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	22,500 s.f.	24,438 s.f.	No Change
Frontage	150 ft.	150 ft.	No Change
Lot Depth	150 ft.	162.92 ft.	No Change
Min. Front Yard	50 ft.	50 ft.	No Change
Min Side Yard (Lot)	20 ft.	34.10 ft	No Change
Min. Rear Yard	40 ft.	57.60 ft.	43.92 ft.
Bldg. Height	30 ft.	28.83 ft.	26.13 ft.
Max. Livable Floor Area (FAR)	22.5%	20.70%	No Change
Maximum Building Coverage	15% (3,665 s.f.)	14.98%	16.51% (4,034 s.f.)*
Maximum % Improved coverage: principal residence, vehicle access, parking	25% (6,109 s.f.)	22.94% (5605 s.f.)	24.47%
			(5979 s.f.)
Total Improved Lot Coverage	30% 7331 s.f.	27.84% 6804 s.f	31.1% 7612 s.f.

***VARIANCE NEEDED**

Motion:

Second:

ROLL CALL:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. McLain			
Mr. Park			
Mr. Press			
Ms. Hayden, Chair			
Alternate #1 Mr. Adelman			
Alternate #2 Mr. Nadel			

Variance Application #ZB23-002

Applicant Name: 6 Van Horn, LLC

Address: 6 Van Horn

Block #4, Lot 3

Zone D

Application submitted: February 21, 2023

Hearing Date(s): March 21, 2023

Relief Sought: N.J.S.A. §40:55D-70(c), Chapter §175-16 Limited Schedule (setbacks) §175-19 (b)(5) and §175-27 accessory structures in side and front yards

GENERAL ZONING Zone D	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	10,000 sf.	13,319 sf.	No Change
Frontage – Lenox Ave	100 ft.	70.20 ft.	No Change
Lot Depth	100 ft.	68.7 ft.	No Change ENC
Min. Front Yard -Lenox Ave	25 ft.	25.7 ft.	25.1 ft.
Min Front Yard – Van Horn*	25 ft.	25.1 ft.	18 ft. Variance
Min Side Yard (Lot)	10 ft.	124.4 ft.	81.3 ft.
Min. Rear Yard*	30 ft.	13.5 ft.	17.5 ft. Variance
Bldg. Height	30 ft.	25 ft.	28.2 ft.
Max. Livable Floor Area (FAR)	30%	--	25.9%/3453 sf
Building Coverage	20% /2663 ft.	10.5% /1393 sf.	19.8%/2634 sf.
Max % Improved coverage: principal residence, vehicle access, parking	25%/3330 sf.	12.7%/1694 sf.	24%/3198 sf.
Total Improved Lot Coverage	3996 sf. / 30%	1789 sf. / 13.4%	28%/3727 sf.
ACCESSORY STRUCTURE (retaining wall & deck)*	REQUIRED/ALLOWED	EXISTING	PROPOSED
Retaining wall in front yard	Not allowed	N/A	
Patio/deck in side yard	Not allowed	N/A	

***VARIANCE NEEDED**

Motion:

Second:

ROLL CALL:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. McLain			
Mr. Park			
Mr. Press			
Ms. Hayden, Chair			
Alternate #1 Mr. Adelman			
Alternate #2 Mr. Nadel			

Variance Application #ZB23-001

Applicant Name: Funda Tezol

Address 36 Maple

Block #55, x Lot # 10

Zone D

Application submitted: December 30, 2022

Hearing Date(s): March 21, 2023

Relief Sought: N.J.S.A. §40:55D-70(c) and Chapter §175-16 Limited Schedule (setbacks & building coverage), §175-27 improved lot coverage

GENERAL ZONING ZONE D	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	10,000 sf.	10,000 sf.	10,000 sf.
Lot Depth	100 ft.	100 ft.	100 ft.
Frontage	100 ft.	100 ft.	100 ft.
Min. Front Yard (Maple Street)	25 ft.	25 ft.	25 ft.
Min. Front Yard (Evergreen Street)	25 ft.	9.8 ft.	9.8 ft. ENC
Min Side Yard (Lot)	10 ft.	21.6 ft.	21.6 ft.
Min. Rear Yard*	30 ft.	34.8 ft.	26.83 ft.
Max. Building Coverage*	20%/2000 sf.	23.58%	25.68%/ 2568 sf.
Bldg. Height	30 ft.	12.5 ft.	12.5 ft.
Max. Livable Floor Area (FAR)	30%	18.30%	18.30%
Max % Improved coverage:* principal residence, vehicle access, parking	25%/2500 sf.	27.42%	29.1%/2901 sf.
Total % Improved Lot Coverage*	30%/3000 sf.	33.08%	33.86%/3386 sf.

***VARIANCE NEEDED**

Motion:

Second:

ROLL CALL:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. McLain			
Mr. Park			
Mr. Press			
Ms. Hayden, Chair			
Alternate #1 Mr. Adelman			
Alternate #2 Mr. Nadel			

Approval of Minutes of January 17, 2023, Meeting

****only those present at prior months' meeting are eligible to vote***

Motion:

Second:

ROLL CALL TO APPROVE:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes			
Mr. Corrado	Yes			
Mr. McLain	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. Adelman	Yes			
Alternate #2 Mr. Nadel	No			

Memorialization of Resolution- N/A

Other Business:

Motion to Close the Meeting:

Motion:

Second:

Roll Call to Approve:	YES	NO
Mr. Woods, Vice-Chair		
Mr. Davis		
Mr. Corrado		
Mr. McLain		
Mr. Park		
Mr. Press		
Ms. Hayden, Chairwoman		
Alternate #1 Mr. Adelman		
Alternate #2 Mr. Nadel		

Next Meeting April 18, 2023, at 7:30 p.m. via Zoom conference/ Boro Hall