

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
JULY 21, 2016 AT 8:00 P.M.**

1. Meeting called to Order by Chairman
2. Reading of Open Public Meetings Statement
3. Flag Salute
4. Roll Call
5. Meeting Minutes – June 16, 2016

RESOLUTIONS:

1. **ZB959 – Kane – Block 16, Lot 9 – 85 Heyers Mill Road**
Memorialization of Resolution for a Use Variance to permit the expansion of a nonconforming use. The property contains two single family dwellings in the A- 1 Zone. A variance is also required to permit a front setback of 69.5' where 75' is required.
2. **ZB954 – GK Distilling, Inc. – Block 46, Lot 17 – 300 Route 34**
Memorialization of Resolution for Preliminary & Final Major Site Plan/Subdivision with Variances and Design Standard Waivers to establish a Craft Distillery in the B-1 Zone.

APPLICATIONS: Old Business:

1. **ZB956 – Nicoletta Car Wash – Block 48, Lot 6 – 297 Route 34**
Application for a Use Variance and Preliminary and Final Major Site Plan Approval with variances to permit a car wash with a two bay quick lube and one bay detail facility in the B-1 Zone. The applicant has bifurcated the request and is applying for only the Use Variance at this time. Time to August 31, 2016

APPLICATIONS: New Business

1. **ZB961 – IAS Investments – Block 7.16, Lot 2 – 8 Meadowview Drive**
Application to retain a front porch and second story addition over garage in the A-2 Zone. Variances are required to permit a front setback of 64' where 76' is required and a total lot coverage of 21.6% where 20% is the maximum permitted. Time to October 4, 2016
2. **ZB962 – Investors Bank – Block 31.01, Lot 9 – 360 Route 34**
Application to remove and replace the existing freestanding sign. Variances are required to permit a 47.13 s.f. sign where 15 s.f. is the maximum permitted, a sign height of 17.25' where 8' is the maximum permitted and an internally illuminated sign where only externally illuminated signs are permitted. Time to October 4, 2016

EXECUTIVE SESSION

If Required

MOTION TO ADJOURN