

**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA  
MAY 19, 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 – April 21, 2016

**RESOLUTIONS:**

1. **ZB952 – Moldaver – Block 41.01, Lot 5.06 – 1 Messenger Drive**  
Memorialization of Resolution to construct a detached garage in the AG Zone. Variances are required to permit a front setback of 65.18' where 150' is required, a side setback of 42.13' where 50' is required.
2. **ZB957 – Sclafani – Block 45.02, Lot 2 – 25 Salem Drive**  
Memorialization of Resolution to modify and reduce existing side porch in the A-1 Zone. A variance is required to permit building coverage of 7.16% where 6.6% is the maximum permitted.

**APPLICATIONS: Old Business:**

None

**APPLICATIONS: New 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 8, 2016
2. **ZB959 – Kane – Block 16, Lot 9 – 85 Heyers Mill Road**  
Application 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. Time to September 2, 2016
3. **ZB960 – Maggs – Block 29, Lot 5 – 2 Pond View Drive**  
Application to install a swimming pool in the A-1 Zone. Variances are required to permit a 16' side setback to the filter and 25' side setback to the pool where 50' is required and a building separation of 11.5' where 20' is required. Time to September 2, 2016

**EXECUTIVE SESSION**

If Required

**MOTION TO ADJOURN**