

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
OCTOBER 16, 2014 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 – September 18, 2014

RESOLUTIONS:

1. **ZB935 – Leccese – Block 26, Lot 3 – 1 Lake Drive**
Memorialization of Resolution granting approval to install a generator in the front yard and install a pergola on the existing rear deck. Variances are required to permit a principal side yard setback of 18' for the pergola where 30' is required and 18' currently exists and a 71' accessory front yard setback for the generator where 78' is required and a total building coverage of 9.7% where 6.6% is required and 8.1% currently exists.
2. **ZB931 – Yellow Brook Property, LLC – Block 35, Lot 1.28 – 14 Utopia Drive**
Memorialization of Resolution granting approval to install an inground swimming pool in the A-1 Zone. A variance is required to permit a front yard setback of 113' where 150' is required.

ADMINISTRATIVE:

None

APPLICATIONS: Old Business:

1. **ZB928 – Muniz – Block 44.01, Lot 23 – 24 Beacon Drive**
Application to construct a garage addition in the A-1 Zone. A variances is required to permit a building coverage of 6.44% where 6% is the maximum permitted. Time to November 25, 2014
2. **ZB929 – American Heritage Realty – Block 48, Lot 19 – 20 Route 537 East**
Application for a two lot Minor Subdivision, Preliminary and Final Major Site Plan and Use Variance in the B-1 Zone. Time to January 2, 2015

APPLICATIONS: New Business

1. **ZB932 – Montefusco – Block 34, Lot 16.21 – 39 Orchard Lane**
Application to construct a 348 s.f. addition in the A-1 Zone. A variance is required to permit a 6.3% building coverage where 6% is the maximum permitted. Time to December 13, 2014
2. **ZB936 – Carletta – Block 7.02, Lot 17 – 64 Tulip Lane**
Application to install an inground pool in the A-2 Zone. Variances are required to permit a rear yard setback of 10' where 25' is required and a building separation of 14' where 20' is required.
Time to January 4, 2015

3. **ZB933 – Lucas – Block 34, Lot 3.06 – 18 Raven Road**

Application to install an inground pool, patio, walls, pillar and fireplace in the A-1 Zone. A variance is required to permit 22.42% total lot coverage where 20% is the maximum permitted.

Time to January 12, 2015

4. **ZB937 – Foran – Block 7.23, Lot 6 – 93 Tulip Lane**

Application to retain two-story addition, deck and screen porch that were constructed without municipal approval. Variances are required to permit a proposed building coverage of 7.71% where 6.6% is the maximum permitted and 8.17% currently exists and total lot coverage of 20.76% where 20% is the maximum permitted and 21.67% currently exists. Time to February 5, 2015

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

If Required

MOTION TO ADJOURN