

BOARD OF ADJUSTMENT
MINUTES OF THE MEETING

OCTOBER 2, 2014

CALL TO ORDER: This is a regularly scheduled meeting of the Board of Adjustment of the Borough of Franklin Lakes. In compliance with the Open Public Meetings Law, Notification of this Meeting has been sent to our Official Newspapers and Notice has been posted on the bulletin board at the Borough Hall. I direct that this announcement be entered into the Minutes of the meeting.

ROLL CALL:

Present: Mr. DiFlora, Mrs. Gerber, Mr. Messaros, Mr. Khoury, Board Attorney Davies,
Absent: Mr. Badenhausen, Mr. Bavagnoli, Mr. Toronto, Mr. Frankel, Ms. Schoenberg,
Board Engineer Tiberi

ORAL COMMUNICATIONS

Eric Michaels, 522 Harvest Court, Wyckoff and Heba Abdula, 103 Knob Hill Court, Franklin Lakes came forward. Mr. Michaels explained that he and Ms. Abdula are business partners and owners of a medical practice in Franklin Lakes. They have outgrown their space and are looking at the purchase of the property located at 573 Colonial Road where they would demolish the existing home and construct a new building to house the medical practice and other potential tenants. Mr. DiFlora said that a use variance would be necessary to allow a commercial use in a residential area. He commented that this would be an uphill battle because they are trying to lessen, not broaden the commercial areas in Franklin Lakes. Mr. Michaels asked about the property for sale across from the Delta Gas Station on Franklin Avenue. Mr. DiFlora said that this is a residential zone and the gas station predates the current zoning ordinance.

RESOLUTION

Sandoval, 406 Mountain Avenue, Block 1511.04, Lot 5.01

Mr. Khoury made a motion to memorialize the resolution, seconded by Mr. Messaros.

Roll Call Vote

AYES: Mr. DiFlora, Mr. Khoury, Mr. Messaros

NAYS: None

MINUTES

The Minutes of August 7, 2014 were presented for approval. Mr. Khoury made a motion to approve the minutes as amended, seconded by Mr. Messaros.

Roll Call Vote

AYES: Mr. DiFlora, Mr. Khoury, Mr. Messaros

NAYS: None

The meeting was adjourned at 8:30 P.M.