

BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
DECEMBER 4, 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. Badenhausen, Mr. Frankel,
Board Attorney Davies

Absent: Mr. Khoury, Mr. Bavagnoli, Mr. Toronto, Board Engineer Ms. Tiberi

ORAL COMMUNICATIONS

John Gagliardi, 102 Birch Road, said that he is hoping to build a house on a nonconforming lot. The lot is a diamond shaped and located on a corner. The rear corner of the existing garage encroaches on the neighboring lot. The lot is very small at 15,000 sq. ft. and is located in a A-40 zone which requires a minimum lot size of 40,000 sq. ft. Board Members thought that the proposed covered deck in the rear could be problematic and they suggested that Mr. Gagliardi decrease that area if possible. The applicant indicated that he would be removing the nonconforming structures; however, the major problem is the small lot size. Building coverage exists at 12.37% and would increase to 18.68%. Mr. Gagliardi will consider reducing the percentage of total coverage.

John Bleeker, architect and Abdul Syed, homeowner at 691 Franklin Avenue, introduced themselves. Mr. Bleeker said that a large addition is proposed to the existing house and the applicant wants to keep the existing garage and driveway in the current location. The lot is quite large at 1.74 acres and has more depth than width. If the variance were granted, it would allow for a deficient front yard setback for the garage. A new two car garage is planned which will result in a total of four garages on this property. The plan calls for a circular driveway and additions on the south west and south east side of the existing building as well as a tennis court, pool and patio in the rear. There will be additional pavement added onto the existing driveway to make it circular and an additional entrance to the county road will be necessary. After some discussion, Board Members indicated that the application was somewhat reasonable but they would not comment on or guarantee that the variance would be approved until a formal application was filed and heard.

RESOLUTION

Kurkciyan, 928 Olentangy Road, Block 2101.10, Lot 1.01.

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

Roll Call Vote

Ayes: Mr. DiFlora, Mr. Badenhausen, Mr. Messaros

Nays: None

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MINUTES

The Minutes of November 6, 2014, were presented for approval. Mr. Badenhausen made a motion to approve the minutes as presented, seconded by Mr. DiFlora.

Roll Call Vote

Ayes: Mr. DiFlora, Mr. Badenhausen, Mr. Messaros

Nays: None

Mr. Frankel made a motion to adjourn the meeting at 8:35 P.M., seconded by Mr. Messaros.