

BOARD OF ADJUSTMENT

AGENDA

JUNE 2, 2016

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: Mrs. Gerber, Mr. Messaros, Mr. Bavagnoli, Mr. Badenhausen, Mr. Frankel, Mr. DeLorenzo, Mr. Saracino, Mr. Hunter

FIRE SAFETY ANNOUNCEMENT - The fire exits are out the double doors, down the stairs and out the front door and the side exit door down the stairs and out the side door.

ORAL COMMUNICATIONS

OLD BUSINESS

Cal.#2016-3 Application for Eltaki & Abdulla, Contract Purchasers, De Marco, Owner, 892 Franklin Avenue, Block 1404, Lot 12, Use Variance and Dimensional Variances, which are in violation of the following Sections of the Ordinance:

TYPE	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE
Use Variance	Property in Residential zone	Medical office proposed	Variance Needed		
Lot Area	22,500 s.f.	22,481.6 s.f.	22,481.6 s.f.	18.4 s.f.	300-102
Lot Width	150'	149.87'	149.97'	0.03'	300-102
Residential zone requirements					
Front Yard Setback					
Off Franklin Avenue	50'		21.9'	28.1'	300-102
Total Coverage	20%		59.6%	39.6%	300-102
Wall in Front Yard					
Setback Off Franklin Avenue					
	50'				300-102
Retaining Wall					
Non-Tiered					
	4'		12.5'	8.5'	300-121.F.(3)
Tiered Retaining Walls					
In Setback					
	15'				300-124.
Commercial zone requirements					
Parking stall dimensions	10' by 20'		9' by 18'	Needed	300-71.D.(2)
Parking Front Yard Franklin Ave. & Commerce Street					
	10'		2'	8'	300-71.B.(1)
Parking within buffer					
Two-Way Driveway Width	30'		24'	6'	300-71.D.(f)[3] Table 5
Curb Return Radii					
Two-Way Access					
	35'				300-71.D.(f)[3] Table 5
FLK-2923	DEEMED COMPLETE:	4-14-16	DETERMINATION DATE	8-11-16	

NEW BUSINESS

Cal.#2016-4 Application for Mahmood, 895 Scioto Drive, Block 2101.08, Lot 24, Dimensional Variances, which are in violation of the following Sections of the Ordinance:

<u>TYPE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>CODE</u>
Total Coverage	25%	26.10%	27.82%	2.82%	300-102
Steep Slopes Category 2	45%		51.2%	6.2%	300-132.A.
SLFLK-2921	DEEMED COMPLETE: 4-27-16		DETERMINATION DATE: 8-24-16		

Cal.#2016-5 Application for Davis, 496 Cherry Street, Block 2506, Lot 3, Dimensional Variances, which are in violation of the following Sections of the Ordinance:

<u>TYPE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>CODE</u>
Side Yard Setback Structure with Second floor Addition	25'	4.2' & 4.5'	4.2' & 4.5'	20.8' & 20.5'	300-102
Front Yard Setback Proposed Porch	50'		23.4''	26.6'	300-102
<i>There are existing nonconformities on this property. The house was built in 1930. There were no zoning ordinances in effect at that time.</i>					
Front Yard Setback House	50'	26.7'	26.7'	23.3'	300-102
Steps	50'	22.9'			
Side Yard Setback House	25'	4.2'	4.2''	20.8'	300-102
Lot Area	22,500 S.F.	10,000 S.F.	10,000 S.F.	12,500 S.F.	300-102
Lot Width	150'	100'	100'	50'	300-102
Radius From Center Point	65'	50'	50'	15'	300-102
Building Coverage	15%	19.2%			300-102
Total Coverage	20%	36.6%			300-102
Patio	25'	20'+/-	20'+/-	5'+/-	300-102

Show generator, A/C units location if any, septic.

FLK-2918 DEEMED COMPLETE: 5-12-16 DETERMINATION DATE: 9-9-16
THIS IS AN ADDITION.

RESOLUTIONS

Investors Group of New Jersey, LLC BLOCK 3102 LOT 2.01 NEED REVISED PLAN
HAVE DRAFT RES.
Mr. Bavagnoli, Mrs. Gerber, Mr. Messaros, Mr. De Lorenzo, Mr. Hunter, Mr. Frankel, Mr. Saracino
Glaser BLOCK 1432 LOT 36 NEED REVISED PLAN
Mr. Bavagnoli, Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. De Lorenzo, Mr. Hunter

MINUTES

May 5, 2016

Mr. Bavagnoli, Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. DeLorenzo, Mr. Hunter