

BOARD OF ADJUSTMENT

AGENDA

JULY 7, 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.#2016-5 Application for Davis, 496 Cherry Street, Block 2506, Lot 3, Dimensional Variances.
CARRIED FROM 6-2-16 MEETING.

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

NEW BUSINESS

Cal.#2016-6 Application for Montgomery, 1007 Franklin Lake Road, Block 1208, Lot 1, Dimensional Variances, which are in violation of the following Sections of the Ordinance:

TYPE	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE
Building Coverage	15%	16%	15.4%	.4%	300-102
Lot Coverage	25%	28.7%	34.8%	9.8%	300-102
Front Yard Setback					
Home	50'	31'		19'	300-102
	50'	13.14'		36.86'	300-102
Existing Driveway					
Setback	15'	4'		11'	300-71.D.(4)
A/C Units Location	Rear & Side Yard		Front Yard	Needed	300-121.A.(1)
Front Yard Setback					
Pool Equipment Pad	50'		Front Yard	Needed	300-102
Side Yard Setback					
Walkway	25'		20'	5'	300-102

SLFLK-2909 DEEMED COMPLETE: 5-10-16 DETERMINATION DATE: 9-6-16

Cal.#2016-7 Application for Ross, 321 George Street, Block 3303.01, Lot 9, Dimensional Variances which are in violation of the following Sections of the Ordinance:

TYPE	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE
Front Yard Setback Approved for 45.5' 2002 Resolution	50'	44.85'	44.85'	5.15'	300-102
Side Yard Setback Driveway	10'	8'		2'	300-71.D.(4)(d)
West side steps, landing pad and small portion of wall in the 15' no disturbance buffer.					300-124
East side contains a 15' long encroachment of wall within 15' no disturbance buffer.					300-124
Two foot rubber wall on property line.					300-124

This property was previously before the Board for Farnan in 2002. Variances granted for lot width and front yard setback.

SLFLK-2924

DEEMED COMPLETE: 5-31-16

DETERMINATION DATE: 9-27-16

RESOLUTIONS

Eltaki & Abdulla BLOCK 1404 LOT 12 DENIED
Mr. Bavagnoli, Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. DeLorenzo, Mr. Hunter,
Mr. Saracino, Mr. Frankel

Mahmood BLOCK 2101.08 LOT 24
Mr. Bavagnoli, Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. DeLorenzo, Mr. Hunter,
Mr. Saracino, Mr. Frankel

Investors Group of New Jersey, LLC BLOCK 3102 LOT 2.01
Mr. Bavagnoli, Mrs. Gerber, Mr. Messaros, Mr. De Lorenzo, Mr. Hunter, Mr. Frankel, Mr. Saracino

Glaser BLOCK 1432 LOT 36
Mr. Bavagnoli, Mrs. Gerber, Mr. Badenhausen, Mr. Messaros, Mr. De Lorenzo, Mr. Hunter

MINUTES

June 2, 2016

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

CARRIED TO 8-4-16
