

BOARD OF ADJUSTMENT

AGENDA

DECEMBER 1, 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. Badenhause, 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.#2016-10 Application for Burgio, 1031 Franklin Lake Road, Block 1208, Lot 4, Lot Coverage, which is in violation of the following Section of the Ordinance:

<u>TYPE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>CODE</u>
Pool Patio	25%	26.62%*	30.13%	300-102

Driveway Coverage

FRES-2592 DEEMED COMPLETE: 9-26-2016 DETERMINATION DATE: 1-24-17

*existing non-conforming condition

CARRIED FROM 10-6-16 MEETING

THIS APPLICATION IS CARRIED TO THE 12-1-16 MEETING. EXTENSION TO 12-2-16

Messaros cannot vote absent 10-6-16

Cal.#2016-11 Application for Sunrise Development, 724 Franklin Avenue, 730 Franklin Avenue, 511 Shirley Avenue, 515 Shirley Avenue, Block 1424.01, Lot 2, Block 1424.01, Lot 5, Block 1424.01, Lot 7, Block 1424.01, Lot 8, Use Variance, Application Bifurcated, which is in violation of the following Section of the Ordinance:

<u>TYPE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>CODE</u>
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Assisted Living Facility is not permitted in this zone.

FLK-2949

CARRIED FROM 11-3-16 TO 12-1-16

Saracino cannot vote absent 11-3-16

NEW BUSINESS

Cal.#2016-12 Application for Chabad Lubavitch of Northwest Bergen County, 375 Pulis Avenue, Block 2501, Lot 2, 3, which is in violation of the following 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>
Lot Area	10 AC.	3.69 AC.	3.69 AC.	6.31 AC.	300-122.A.(1)
Front Yard Setback	150'	133.61	132.9'	17.1'	300-122.A.(3)
Side Yard Setback	150'	126.94'	73.9'	76.1'	300-122.A.(3)
Rear Yard Setback	150'	127.25'	71.2'	78.8'	300-122.A.(3)

SLFLK-2955 DEEMED COMPLETE: 10-27-16 DETERMINATION DATE: 2-24-17

MINUTES

November 3, 2016

Mrs. Gerber, Mr. Messaros, Mr. Bavagnoli, Mr. Badenhause, Mr. Frankel, Mr. DeLorenzo, Mr. Hunter
