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- 1. Call to order
- 2. Roll Call
- 3. Approval of minutes.
- 4. Applications
- 5. Memorialization
- 6. Re-organization

## **Applications**

# 1268 Care One at Dunroven221 County RdBlock 71 Lot 13-14

The applicants are applying for a one-year extension of its approvals from the June 30, 2018 expiration date to June 30, 2019.

The applicants were granted a one-year extension of its approvals from the June 30, 2017 expiration date to June 30, 2018.

The applicants were granted a one-year extension of its approvals from the June 30, 2016 expiration date to June 30, 2017.

On Sept. 24, 2015, Resolution 1268 was adopted that, granted CareOne at Dunroven an amended use variance approval, and, amended preliminary and final site plan approval, for:

- a) Applicant wants to remove a proposed addition, previously approved, and thus reduce the overall size of the building and its square footage by approximately 2500 feet; they would also be reducing the number of approved beds from 122 to 117 and they would increase the number of parking spaces by 11 to a total of 97.
- b) Applicant is also requesting variance relief regarding the parking stall sizes by one foot to 9' by 18'; and they are requesting a parking set back requirement from the middle lane of 15'; and a waiver concerning light intensity.. The removal of the addition will allow the Applicant to add more parking space in its place.
- c) Applicant agreed to reduce the lighting to 1.1 foot candles and to make sure the lighting is in compliance with the lighting plan that was part of the prior application so that there are no lighting fixtures attached to the building.

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1320 John Finetto 1	59 Magnolia	Block	64	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	17.62	20'	
Magnolia				
Front Yard Set Back	25'	17.36'	17'	
8 <sup>th</sup> St				
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'	10.19'	10'	
Max. Livable Fl.Area	Variable 39%	25%	43.8%	13.8%
FAR				
Lot Frontage	100'	50'		Tech
Lot Depth	100'			
Bldg Coverage %	20%	18.1%	25.9%	
Impervious Coverage	Variable 35%	29.2%	34%	
Height	28'			
Lot Area.	10,000 sq.ft	5,000sq.ft		Tech
Driveway from Prop. line.	10'			

The applicant would like to construct a new family home. He is requesting an FAR Variance.

He is before the Zoning Board for an FAR variance. He will apply for his other variances at the Planning Board.

The application was carried from the Jan. 25, 2018 ZBOA meeting. The application was carried from the Feb. 22, 2018 ZBOA meeting.

This application has the following history:

32	363-364	7/23/2015	carried	
32	363-364	8/27/2015	carried	only 5 members present- needs 5 of 5 for FAR
32	363-364	9/24/2015	carried	applicant warned only 5 members maybe present
32	363-364	10/22/2015	dismissed	Applicant did not show
32	363-364	5/26/2016	carried	architect came, but not applicant
32	363-364	6/23/2016	cancelled	applicants did not attend
	32 32 32 32	<ol> <li>363-364</li> <li>363-364</li> <li>363-364</li> <li>363-364</li> <li>363-364</li> </ol>	32363-3648/27/201532363-3649/24/201532363-36410/22/201532363-3645/26/2016	32       363-364       7/23/2015       carried         32       363-364       8/27/2015       carried         32       363-364       9/24/2015       carried         32       363-364       10/22/2015       dismissed         32       363-364       5/26/2016       carried         32       363-364       6/23/2016       carried

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1325 Michael Lam	28 Oak St Block 87		87 Lots 188	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	34.2'	29.5'	
Side Yard Abutting/Lot	15 ft	10.1'	15.2'	
Other Side Yard	20 ft			
<b>Combined Side Yards</b>	35 ft	44.4'	38.2'	
Rear Yard Set Back	30'	62'	50.5'	
Max. Livable Fl.Area	(variable)			
FAR	33.78%	14%	32%	
Lot Frontage	100 ft	78'		Tech
Lot Depth	100 ft	125'		
Bldg Coverage %	20%	14%	17.46%	
Impervious Coverage	(variable)			
	32.1%	30%	36.3%	4.2%
Height	28 ft	22.86'	27.4'	
Lot Area.	10,000 sq.ft	9,750 sq.ft		Tech

The applicant would like to construct an addition.

The application was carried from the Feb. 22, 2018 meeting at the request of the applicant

1326 Masahiko Fukano	41 Allen St		Block '	73.01 Lots 35.01	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft				
Side Yard Abutting/Lot	15 ft		15.7'		
Other Side Yard	20 ft		9.2'	10.8'	
<b>Combined Side Yards</b>	35 ft		24.9'	10.1'	
Rear Yard Set Back	30'				
Max. Livable Fl.Area	(variable)				
FAR	36.12%				
Lot Frontage	100 ft	50'		Tech	
Lot Depth	100 ft	180'		Tech	
Bldg Coverage %	20%				
Impervious Coverage	(variable)				
	35%		43.58%	8.58%	
Height	28 ft				
Lot Area.	10,000 sq.ft	9,000 sq.ft		Tech	

The applicant would like to construct a pool.

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# **Memorializations**

The applicant was denied an FAR variance to construct a new home.

1323 Ilan Doron	27 Clark St	t	Block	194 Lots 7
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	28	25.2'	
Side Yard Abutting/Lot	15 ft	14.9'	12.3'	2.7
Other Side Yard	20 ft		12.3	7.7'
Combined Side Yards	35 ft	31.8'	24.6'	9.4'
Rear Yard Set Back	30'	30.7'	32.3'	
Max. Livable Fl.Area	(variable)		34.4%	0.62%
FAR	33.78%			
Lot Frontage	100 ft	78.73'		Tech
Lot Depth	100 ft	95'		Tech
Bldg Coverage %	20%	25%	22.1%	2.1%
Impervious Coverage	(variable)			
	32.1%	32.7%	34.2%	2.1%
Height	28 ft	17.8'	27.7'	
Lot Area.	10,000 sq.ft	7,479sq.ft		Tech

The applicant was granted the following variances to construct an addition.

1324 James Lee	35 Oak St	Block	85 Lots 97	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		16'	
Other Side Yard	20 ft		12.23'	7.77'
<b>Combined Side Yards</b>	35 ft		28.23'	6.77'
Rear Yard Set Back	30'			
Max. Livable Fl.Area	(variable)			
FAR	39%		40.99%	1.99%
Lot Frontage	100 ft	50'		ТЕСН
Lot Depth	100 ft	136.38'		
Bldg Coverage %	20%	23.98%	24.67%	4.67%
Impervious Coverage	(variable)	2,555 sq.ft	2,044 sq.ft	
	35%	40.88%	32.7%	
Height	28 ft	28.3'	27.9'	
Lot Area.	10,000 sq.ft	6814 sq.ft		ТЕСН