

(office in residential zone); new driveway setback; insufficient setback for parking; proposed aisle (20' vs 24'); 8 ft. wide parking spaces; 12 required parking spaces vs 8 proposed spaces; and lack of a loading area.

John Sullivan, Esq. represented the applicant.
Steven Parker, P.E., witness, applicant's engineer
Roger DeNicia, P.P., witness, applicant's planner
Thomas Smith, 207 North Finley Avenue, objector
Thomas Santolini, 206 North Finley Avenue, objector
Ed Smith, 1 Blazure Drive, objector

Mr. Sullivan explained that the applicant was seeking permission to use the existing residence for a commercial office use; the exact nature is presently unknown. The lot is the first residential lot in the R-3 Zone, adjoining the Exxon service station located in the adjacent C-1 Zone. Mr. Parker began, but did not complete his description of the engineering features of the site. Mr. DeNicia testified as to the planning reasons for the use variance. Questions regarding the Exxon and Rite-Aid approvals and the Borough Council's reasons for leaving the property in the R-3 Zone were asked by Board members and by the objectors (who also made comments). Mr. Sullivan asked the matter be adjourned to the next meeting when the testimony will be finished. Mr. Negri moved the application be adjourned to May 10, 2005 and Ms Buchanan seconded. The roll call vote was:

Mr. Berman	yes	Mr. Hagen	yes
Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mrs. Tafaro	yes
Mr. Foster	yes		

#05-01 William & Tressa Baird, 39 Washington Avenue; Block 137, lot 1, R-3 Zone - addition to rear

William Baird, the applicant, explained that the property owners wished to enlarge their home by a rear two-story addition. The proposed addition does not

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reduce the frontyard setback but does increase the width of the building from 22 ft. to almost 50 ft. and thus violates the special front setback requirement of Section 12-23.19c of the ordinance. Mr. Baird also testified that the enlarged house would be similar to other homes in the neighborhood and that the front sideyard areas would be consistent with neighborhood spacing. Mr. Berman moved the application for the addition be approved and Ms Buchanan seconded. The roll call vote was:

Mr. Berman	yes	Mr. Hagen	yes
Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mrs. Tafaro	yes
Mr. Foster	yes		

9. Old Business - None
10. New Business - None
11. Comments from Members - None

12. Comments from Staff - None

12. Adjournment

Mr. Negri moved adjournment at 10:45 p.m. and Mr. Hagen seconded.

Respectfully submitted,

Joy W. Vavrek
Administrative Officer

4-26mins.05

keywords:

vouchers-oracle-engineering-daibes-gas-far-hills-country-day-school-escrow-driveway-setback-parking-finley-commercial-office-use-exxon-rite-aid-washington-additi
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