

DATE: June 10, 2021

TO: Warren Township Committee

Michael Marion, Deputy Mayor  
Gary DiNardo  
George Lazo, Mayor  
Jolanta Maziarz  
Victor Sordillo  
Warren Township Planning Board

FROM: Maryellen Vautin, Land Use Coordinator

RE: BOARD OF ADJUSTMENT 2020 ANNUAL REPORT

In accordance with the Municipal Land Use Law (MLUL), Chapter 291, Laws of NJ 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requiring the Zoning Board of Adjustment to prepare an annual report of its findings and decisions, I am enclosing a copy of said report with a resolution of adoption.

The resolution was adopted by the Board of Adjustment at its June 10, 2021 meeting.

Encl.

Cc: Mark M. Krane, Administrator

**BOARD OF ADJUSTMENT  
TOWNSHIP OF WARREN  
RESOLUTION**

*WHEREAS*, the Municipal Land Use Law (MLUL), Chapter 291, Laws of N.J. 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requires the Zoning Board of Adjustment to prepare an annual report of its findings and decisions and to submit said report with a resolution of adoption to the Governing Body and the Planning Board

and

*WHEREAS*, the Board has prepared and reviewed said report for the year 2020;

*NOW, THEREFORE, BE IT RESOLVED* by the Zoning Board of Adjustment of the Township of Warren, on this 7th day of June 2021 that the annual report, a copy of which is annexed hereto, is hereby adopted; and

*BE IT FURTHER RESOLVED* that a copy of this resolution and report be submitted to the Township Committee and the Planning Board of the Township of Warren without recommendations.

ROLL CALL VOTE: Motion was made by M. Villani, seconded by Mr. Castaneira to approve the annual report and adopt resolution.

For: Mr. Villani, Mr. Dealaman, mr. Galbraith, Mr. Castanheira, Mr. Rica, ad Mr. Cooper.

Against: None.

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Warren at its meeting held on, June 7, 2021 as copied from the Minutes of said meeting.

MARYELLEN VAUTIN, CLERK  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF WARREN  
COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated:  
June 10, 2021

**TOWNSHIP OF WARREN**

**46 MOUNTAIN BLVD.**

**WARREN, NJ 07059**

From the office of:

**BOARD OF ADJUSTMENT**

Subject: **2020 ANNUAL REPORT**

Section 40:55D-70.1 entitled "Annual report on Variances Heard by Zoning Board", of the Municipal Land Use Law (MLUL) Chapter 201, Laws of N.J. 1975 with amendments through the 1993 Legislative Session states:

"The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and planning board."

The Warren Township Zoning Board of Adjustment has used the period of January 1, 2020 to December 31, 2020 as the reporting period.

Five cases were carried from 2019. No cases were dismissed. Two cases were carried to 2021. A total of nine applications were heard and decided by the Board in 2020. Eight regular meetings were held.

# BOARD OF ADJUSTMENT CASE STATUS

## Cases Carried from 2019

| CASE No. | Received Date | Applicant   | Variance Type & Decision  |
|----------|---------------|---|---|
| BA 19-03 | 3/26/19       | Mt. Bethel 150, LLC<br>150 Mount Bethel Rd.<br>B 80 /11<br>Architect: Jeff Beers<br>Engineer: Cathy Mueller | Pre & Fin Site Plan<br>FAR & Coverage variances, D variance<br>Expansion of nonconforming use<br>Heard 8/5, Approved<br>Res memorialized 3/2/2020   |
| BA 19-07 | 5/15/19       | Maddy Realty LLC<br>50 Stirling Road<br>B 212/ L 20.01<br>Atty Jay Bohn                                     | Use Variance for Hotel -D Variances<br><br>Carry to 2020, Carried into 2021   |
| BA 19-08 | 7/26/19       | Old Church Road Associates, LLC<br>Old Church Road<br>B 96 L20  | (D-5) Density Variance, Lot area, Lot Frontage, Lot Width, 13 Lots (previously approved for 10 by Planning Board) Heard 10/7/19, carried to 12/2/19, carried to 12/16/19, APPROVED for 11 lots, new plans, carry to 2020<br>Approved 3/3/20, Memorialized 11/2/20 |
| BA 19-10 | 9-12-19       | William & Roula Ioannou<br>5 Roseland & 2 Fairfield<br>B 98 L 9&10<br>Sal Miklowcic<br>Joe Sordillo         | Minor Subdivision, Variances<br>Scheduled 11/4 carry to 12/2,<br>carry to 12/16/19, new plans, carry to 2020<br>Approved 3/3/20 Memorialized 6/1/20   |
| BA 19-11 | 11/8/19       | Franco Delgado<br>4 Mimi Lane<br>B 70.03 L 29.01  | New Dwelling with Front yard setback<br>Variance<br>Heard & Approved 2/3/20<br>Memorialized 3/3/20  |

## Cases Submitted in 2020

| CASE No. | Received Date | Applicant   | Variance Type & Decision  |
|----------|---------------|---|---|
| BA 20-01 | 2-25-20       | Michael Dalton<br>211 Mt Horeb Rd.<br>B 78 L25<br>Erwin Schnitzer, Esq. 908-755-6880<br>Robert Gazzale, PE 732-356-9322     | Pre & Fin Site Plan (expand garage apartments)<br>Minor Subdivision (one new lot)<br>D-Use Variance (pre-existing non-conforming multifamily)<br>Heard & Approved 8/3/30<br>Memorialized 9/21/2020  |
| BA 20-02 | 2-25-2020     | Milton & Andrea Almeida<br>23 Valley View Road<br>B 202 L 17<br>Steve Considine Architect                                   | Variance, Front Yard Set Back<br>Heard & Approved 8/3/30<br>Memorialized 9/21/2020  |
| BA 20-03 | 4-9-2020      | Michelle Loboizzo<br>37 Stiles Road<br>B 214 L 7<br>Needs a planner   | D-FAR Variance<br><br>WITHDRAWN   |
| BA 20-04 | 5-12-2020     | Troy & Loren Unfried<br>62 Geiger Lane<br>B 71.01 L 5.03  | Undersize Lot<br>Heard & Approved 8/3/20<br>Memorialized 9/21/2020  |
| BA19-08F | 5-27-20       | Old Church Road Final sub<br>666 Mountain Blvd density and C<br>Page-Mueller Eng<br>Fred Zelley Attorney                    | Density and C<br>Heard and approved 9/21/2020<br>Resolution adopted 11/2/2020   |
| BA20-05  | 7/29/20       | Zhengyuan Education USA, LLC<br>(formerly Camp Harmony)<br>11 Harmony Road  | Minor Site Plan, use variance for not meeting all conditions of conditional use. (SUNDANCE SCHOOL)<br>(SO FAR JUST FOR TCC, still incomplete as of 4/29/2021)   |
| BA20-06  | 10/21/20      | Arjun Sing & Rachita Uppal<br>135 Mountain View Road<br>Block 36 lot 2  | Impervious coverage c variance to build pool and pool house<br>Noticed hybrid meeting for Dec 7 guidance from SW needed<br>Heard and Approved 12/7/20<br>Mem 1/11/21  |
| BA20-07  | 10/22/20      | Adam & Dana Lella<br>11 Mundy Lane<br>Block 27 lot 39.01  | Live in existing dwelling while build new home, demo existing after D variance Noticed hybrid meeting for Dec 7 Heard and Approved 12/7/20<br>Mem 1/11/21   |
| BA20-08  | 11/12/20      | Rica Properties, LLC<br>256 King George Road block 82 lot 4.01<br>Attorney Rich Sasso<br>Engineer Page-Mueller/Architect A+ | D use, building coverage, building height, FAR buffer to residential<br>Preliminary and Final Site Plan and variance (possible TCC in Dec?) maybe zoom? deem as complete by early March and act 120 days from that<br>Heard 3/1/21 Carried to April 5, 2021 and May 3 app May 3 |
| BA 20-09 |               | Team Contractors<br>5 Second St. Block 12 Lots 17 & 18<br>Atty: James Pryor 973-442-7900<br>Eng: Dykstra Walker             | Minor subdivision w/ variances<br><br>Incomplete  |



# ***Township of Warren***

Somerset County

46 Mountain Boulevard • Warren, New Jersey 07059  
(908) 753-8000 • Fax (908) 757-9173 • [www.warrennj.org](http://www.warrennj.org)

DATE: August 4, 2020

TO: Warren Township Committee

Michael Marion, Mayor

Gary DiNardo

George Lazo, Deputy Mayor

Jolanta Maziarz

Victor Sordillo

Warren Township Planning Board ✓

FROM: Maryellen Vautin, Land Use Coordinator

RE: BOARD OF ADJUSTMENT 2019 ANNUAL REPORT

In accordance with the Municipal Land Use Law (MLUL), Chapter 291, Laws of NJ 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requiring the Zoning Board of Adjustment to prepare an annual report of its findings and decisions, I am enclosing a copy of said report with a resolution of adoption.

The resolution was adopted by the Board of Adjustment at its August 3, 2020 meeting.

Encl.

Cc: Mark M. Krane, Administrator

**TOWNSHIP OF WARREN**

**46 MOUNTAIN BLVD.**

**WARREN, NJ 07059**

From the office of:

**BOARD OF ADJUSTMENT**

Subject: **2019 ANNUAL REPORT**

Section 40:55D-70.1 entitled "Annual report on Variances Heard by Zoning Board", of the Municipal Land Use Law (MLUL) Chapter 201, Laws of N.J. 1975 with amendments through the 1993 Legislative Session states:

"The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and planning board."

The Warren Township Zoning Board of Adjustment has used the period of January 1, 2019 to December 31, 2019 as the reporting period.

Three cases were carried from 2018. No cases were dismissed. Four cases were carried to 2020. A total of eleven applications were heard and decided by the Board in 2019. Eleven regular meetings were held.

## Cases Submitted in 2019

| CASE No. | Received Date | Applicant   | Variance Type & Decision   |
|----------|---------------|---|--|
| BA 19-01 | 1/16/19       | 10 Independence Holdings, LLC<br>10 Independence Blvd<br>B 2 /L 2.01<br>Atty: Lisa John-Basta<br>Eng: Glen D. Lines             | Use Variance- Drive Thru<br>Preliminary & Final Site Plan<br>Heard & Approved 9/16/19, mem 10/7/19   |
| BA19-01A |               | 10 Independence Retail B<br>2/lot 2.01  | D variance use- drive thru<br>9/16 approved  |
| BA 19-02 | 2/8/19        | Rebekah & Christopher Baran<br>23 Arrighi Drive<br>B 97/ L 25<br>Atty: John Kwasnik<br>Arch: Netta Architects,<br>Matthew Netta | FAR-& Expansion of nonconforming structure (addition to existing dwelling)<br><br>Heard and approved 3/4/19<br>Mem Res 4/1/19  |
| BA 19-03 | 3/26/19       | Mt. Bethel 150, LLC<br>150 Mount Bethel Rd.<br>B 80 /11<br>Architect: Jeff Beers<br>Engineer: Cathy Mueller                     | Pre & Fin Site Plan<br>FAR & Coverage variances,<br>Expansion of nonconforming use<br>Heard 8/5, Approved<br>Res not memorialized (Bounce Factory is leaving)  |
| BA 19-04 |               | Round Top Swim Club-  | Relief of Condition- Limiting Loudspeaker Use<br>Granted 5/6, Mem 7/1/19   |
| BA 19-05 |               | Chirag Patel<br>16 Sneider Rd.<br>B 60/ L 16.04   | C Variance for sideyard<br>Heard 7/1, carried to Aug 5, approved. Mem 9/16/19  |
| BA 19-06 |               | WESTFIELD HALL, INC.<br>154 & 156 WASHINGTON VALLEY RD.<br>B 76.03/ L 29&30<br>Eng: Stires Associates                           | Pre & Final Site Plan, Lot Area& front yard setback variances, (use)<br>Heard 10/7/19 Approved w/conditions  |
| BA 19-07 | 5/15/19       | Maddy Realty LLC<br>50 Stirling Road<br>B 212/ L 20.01<br>Atty Jay Bohn   | Use Variance for Hotel -Deemed incomplete<br>Carry to 2020   |
| BA 19-08 | 7/26/19       | Old Church Road Associates, LLC<br>Old Church Road<br>B 96 L20  | (D-5) Density Variance, Lot are, Lot Frontage, Lot Width, 13 Lots (previously approved for 10 by Planning Board)<br>Heard 10/7/19, carried to 12/2/19, carried to 12/16/19, APPROVED for 11 lots, new plans, carry to 2020 |
| BA 19-09 | 8/8/19        | Joseph Vespucci<br>70 Mountain Ave<br>B 202 L 3<br>Arch: Cindy Boehrner-Lay   | Sideyard, Bldg Cover, Lot Cover (w/existing non-conformities) hearing 12/16/19 APPROVED  |
| BA 19-10 | 9-12-19       | William & Roula Ioannou<br>5 Roseland & 2 Fairfield<br>B 98 L 9&10<br>Sal Miklowcic<br>Joe Sordillo                             | Minor Subdivision, Variances<br>Scheduled 11/4 carry to 12/2,<br>carry to 12/16/19, new plans, carry to 2020   |
| BA 19-11 | 11/8/19       | Franco Delgado<br>4 Mimi Lane<br>B 70.03 L 29.01  | New Dwelling with Front yard setback Variance<br>To be heard in 2020   |





DATE: April 2, 2019

TO: Warren Township Committee  
Gary DiNardo, Mayor  
Michael Marion, Deputy Mayor  
Carolann Garafola  
George Lazo  
Victor Sordillo  
Warren Township Planning Board

FROM: Maryellen Vautin, Land Use Coordinator

RE: BOARD OF ADJUSTMENT 2018 ANNUAL REPORT

In accordance with the Municipal Land Use Law (MLUL), Chapter 291, Laws of NJ 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requiring the Zoning Board of Adjustment to prepare an annual report of its findings and decisions, I am enclosing a copy of said report with a resolution of adoption.

The resolution was adopted by the Board of Adjustment at its April 1, 2019 meeting.

Encl.

Cc: Mark M. Krane, Administrator

**BOARD OF ADJUSTMENT  
TOWNSHIP OF WARREN  
RESOLUTION**

*WHEREAS*, the Municipal Land Use Law (MLUL), Chapter 291, Laws of N.J. 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requires the Zoning Board of Adjustment to prepare an annual report of its findings and decisions and to submit said report with a resolution of adoption to the Governing Body and the Planning Board

and

*WHEREAS*, the Board has prepared and reviewed said report for the year 2018;

*NOW, THEREFORE, BE IT RESOLVED* by the Zoning Board of Adjustment of the Township of Warren, on this 1<sup>st</sup> day of April, 2019 that the annual report, a copy of which is annexed hereto, is hereby adopted; and

*BE IT FURTHER RESOLVED* that a copy of this resolution and report be submitted to the Township Committee and the Planning Board of the Township of Warren without recommendations.

ROLL CALL VOTE:

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Warren at its meeting held on February #, 2019 as copied from the Minutes of said meeting.

MARYELLEN VAUTIN, CLERK  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF WARREN  
COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated:  
April 1, 2019

**TOWNSHIP OF WARREN**

**46 MOUNTAIN BLVD.**

**WARREN, NJ 07059**

From the office of:

**BOARD OF ADJUSTMENT**

Subject: **2018 ANNUAL REPORT**

Section 40:55D-70.1 entitled "Annual report on Variances Heard by Zoning Board", of the Municipal Land Use Law (MLUL) Chapter 201, Laws of N.J. 1975 with amendments through the 1993 Legislative Session states:

"The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and planning board."

The Warren Township Zoning Board of Adjustment has used the period of January 1, 2018 to December 31, 2018 as the reporting period.

Six cases were carried from 2017. No cases were dismissed, one case had a motion to reconsider and then applicant withdrew the motion to reconsider. Three cases were carried to 2019. A total of sixteen applications were heard and decided by the Board in 2018. Eleven regular meetings were held.

# BOARD OF ADJUSTMENT CASE STATUS

## Cases Carried from 2017

| CASE No. | Received Date      | Applicant  | Variance Type & Decision  | Comments  | Notes                                    |
|----------|--------------------|--|---|---|--|
| BA 16-22 | 11/9/16            | FRANK SERINA<br>127 HILLCREST RD<br>BLOCK 198, LOT 37<br>Attorney: Gregory D'Alessandro<br>Eng: Steve Parker                                       | Use variance D<br>Landscape yard use variance-<br>Denied 11/15/16<br>Revised plans, heard 2/4/19, carried to 5/6/19   | Applicant to "clean up" property                    |  |
| BA 16-24 | Submitted 12/21/16 | EMMANUEL CHINESE<br>CHRISTIAN CHURCH<br>104-108 HILLCREST RD<br>BLOCK 200, LOT 6.03 & 7.01<br>Attorney: Richard Sasso<br>Eng: Steve Parker         | D3 variance<br>Conditional use (did not meet all conditions)<br>Revised Plans 4/4/17<br>Approved 6/5/18<br>Mem 8/11/17                                      | Plans signed Nov 2018                               | Sent To Legal 6/8/18 (came back 9/27/18) |
| BA 17-12 | 7/31               | JCPL-Owner: 184<br>Property Owners, LLC<br>184 Liberty Cr Rd<br>B 5 L 1.01<br>Eng: Jeffrey Morris,<br>Boswell Engineering<br>Atty: Joseph Sordillo | D variance<br>Use variance,<br>To construct an electric substation<br>Preliminary & final site plan<br>Approved 9/18/17<br>Mem 10/2/17                      | Coordination with DEP - ongoing as of November 2018 | Still in Compliance Jan 2019             |
| BA 17-15 | 11/1/17            | Ioannou – 5 Roseland<br>B98 L 9  | D variance<br>Subdivision – FAR<br>Carried to Feb<br>carried to March<br>Denied 3/5/18<br>Mem 4/2/18  |   |  |
| BA 17-16 | 11/1/17            | SK Warren Associates<br>3 Mountain View Rd<br>B 8 L 1.01<br>Eng: Bradford Bohler-<br>908-668-8300<br>Atty: Glenn Pantel 973-549-7020               | Prelim & Final Site Plan-with C variances<br>Proposed parking lot expansion<br>Approved 3/5/18<br>Mem 4/2/18  | Have DEP docs                                       | No Compliance                            |
| BA 17-17 | 11/06/17           | Lisa Landi<br>17 Busy Bee Lane<br>B 60.01 L 10<br>Atty: Frederick Zelle<br>Esq 908-766-6666<br>Eng: John Hansen-908-879-6209                       | C Bulk variance D<br>FAR Variance<br>New Construction<br>Heard 3/5/18, Carried to 4/2/18, carried to 5/7/18, Carried to & Approved on 8/6/18<br>Mem 9/17/18 |   | No Compliance                            |

## Cases Submitted in 2018

| CASE No. | Received Date | Applicant   | Variance Type & Decision   | Comments  | Notes   |
|----------|---------------|---|--|---|---|
| BA 18-01 | 1/3/18        | CAMP RIVER BEND, INC<br>116 Hillcrest Rd<br>B 200 L 1<br>Atty: Donna M Erem 73-530-2047<br>Chiesa Shahinian & Giantomasi PC<br>Eng: Scott Turner PE<br>Menlo Eng 732-846-8585 | C and D Variances, Conditional Use Variance, Preliminary & Final Site Plan<br>Hearing 3/5/18<br>Carry to 4/2/18<br>Approved 4/2/18<br>Mem 5/8/18 | Need revised plan for block # as of November 2018 |   |
| BA 18-02 | 1/9/18        | Jagat Rathee<br>15 North Road<br>B 70.03 L 26.01<br>Eng: William Hollows<br>PE/PLS 908-580-1255   | D Variance<br>Live in existing home- DEMO after C/O<br>Heard & approved 3/5/18<br>Mem 4/2/18   |   |   |
| BA 18-03 | 2/2/18        | Linda De'Marsi<br>B 110 L 13<br>126 Reinman Rd  | D Variance Pre-existing/non-conforming 2 family<br>Hearing 3/5/18<br>Approved & mem 3/5/18   |   |   |
| BA 18-04 | 2/9/18        | Sullivan Group<br>B 61 L 1.03<br>30 Washington Valley Road<br>Atty: Michael Bertone-973-344-8040<br>Eng: James Chmeilak   | D Variance-Live in existing home during construction<br>Heard 5/7/18<br>Carried to & Approved 6/4/18<br>Mem 7/2/18                               |   | Compliance started 9/27/18<br>Done compliance |
| BA 18-05 | 3/7/18        | Paula & Jerry Augustyniak<br>2 Livingston<br>B 101/ L 4.03  | Live in RV while building<br>Heard & Approved 4/2/18<br>Mem 5/7/18   |   |   |
| BA 18-06 | 5/10/18       | RETs Partners<br>833 Mountain Blvd<br>B 92/ L 1<br>Eng: Robert Gazzale 908-356-9322<br>Atty: Donald Whitelaw, Esq. 732-560-1616   | D variance<br>Use Variance -13 Residential rental units heard 8/6<br>carry to 9/17 DENIED<br><br>Motion to reconsider                            | Withdraw of motion to reconsider                  |   |

|          |          |   |  |  |   |
|----------|----------|---|--|--|---|
| BA 18-07 | 5/10/18  | Naz Realty/Libase Salon<br>20 Mountain Blvd<br>B 90/L 16<br>Eng: William Hollows<br>908-580-1255<br>Atty: Jay Bohn 908-490-0444 | D FAR variance<br>Minor Site Plan/<br>Changed plans to<br>include subdivision/<br>move lot line<br><br>Heard 8/6 carry to 9/17<br>and approve<br>Mem Res 11/5/18 | Somerset<br>County<br>Approval rec'd<br>2/19/19    | Still in<br>compliance<br>February 2019 |
| BA 18-08 | 6/20/18  | Henrique Rocha<br>2 Meyers Lane<br>B 61/L 2.06<br>Architect: Rui Amaral<br>973-482-8795   | C Variance, lot coverage<br>7.5 vs 9.4%<br>Heard and approved<br>11/5/18   | Health not<br>approved-<br>well on lot?            | Comp Started<br>1/22/19                 |
| BA 18-09 | 7/13/18  | Renee Burkert<br>44 Fairfield<br>B 107/ L 16<br>Architect: Yuval Wellisch<br>905-654-7900                                       | C and D Variance<br>Undersize lot 10,000 vs<br>8,533 and also FAR .25<br>vs .31<br>Heard & Approved<br>9/17/18<br>Mem Res 11/5/18                                |  | Compliance<br>done                      |
| BA18-10  | 7/31/18  | Verizon/ATT 35 Old<br>Smalley Town Rd<br>B211/lot 11 D variance   | C and D variances<br>Replace cell tower/<br>stanchion<br>Heard 11/5/18<br>Carried to & Approved<br>2/4/19  |  |   |
| BA 18-11 | 9/21/18  | Michael Rendine<br>38 Red Hill Road<br>Block 42 / lot 18.01   | C variance habitable<br>attic space<br>Heard & approved<br>12/3/18, Mem 1/7/19   | No C/O until<br>deed<br>restriction is<br>recorded |   |
| BA18-12  | 10/30/18 | John Sicignano<br>115 Mountain Ave<br>B 119 / I2  | C variance garage too<br>close to property line<br>Need more<br>documentation-not<br>complete ltr 11/16/18   |  | Carried to 2019                         |
| BA 18-13 | 12/21/19 | Warren Construction-<br>Peachtree Lane<br>B 88/ L 7   | Minor Sub + Bulk Var +<br>Undersize lot, + FAR   |  | Carried to 2019<br>Scheduled<br>4/1/19  |

DATE: April 2, 2019

TO: Warren Township Committee  
Gary DiNardo, Mayor  
Michael Marion, Deputy Mayor  
Carolann Garafola  
George Lazo  
Victor Sordillo  
Warren Township Planning Board

FROM: Maryellen Vautin, Land Use Coordinator

RE: BOARD OF ADJUSTMENT 2018 ANNUAL REPORT

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Encl.

Cc: Mark M. Krane, Administrator



**BOARD OF ADJUSTMENT  
TOWNSHIP OF WARREN  
RESOLUTION**

*WHEREAS*, the Municipal Land Use Law (MLUL), Chapter 291, Laws of N.J. 1975 with amendments through the 1995 Legislative Session, in Section 40:55D-70.1 requires the Zoning Board of Adjustment to prepare an annual report of its findings and decisions and to submit said report with a resolution of adoption to the Governing Body and the Planning Board

and

*WHEREAS*, the Board has prepared and reviewed said report for the year 2018;

*NOW, THEREFORE, BE IT RESOLVED* by the Zoning Board of Adjustment of the Township of Warren, on this 1<sup>st</sup> day of April, 2019 that the annual report, a copy of which is annexed hereto, is hereby adopted; and

*BE IT FURTHER RESOLVED* that a copy of this resolution and report be submitted to the Township Committee and the Planning Board of the Township of Warren without recommendations.

**ROLL CALL VOTE:**

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Warren at its meeting held on February #, 2019 as copied from the Minutes of said meeting.

MARYELLEN VAUTIN, CLERK  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF WARREN  
COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated:  
April 1, 2019

**TOWNSHIP OF WARREN**

**46 MOUNTAIN BLVD.**

**WARREN, NJ 07059**

From the office of:

**BOARD OF ADJUSTMENT**

Subject: **2018 ANNUAL REPORT**

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# BOARD OF ADJUSTMENT CASE STATUS

## Cases Carried from 2017

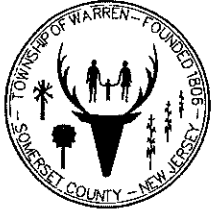
| CASE No. | Received Date      | Applicant  | Variance Type & Decision  | Comments  | Notes                                    |
|----------|--------------------|--|---|---|--|
| BA 16-22 | 11/9/16            | FRANK SERINA<br>127 HILLCREST RD<br>BLOCK 198, LOT 37<br>Attorney: Gregory D'Alessandro<br>Eng: Steve Parker                                 | Use variance D<br>Landscape yard use variance-<br>Denied 11/15/16<br>Revised plans, heard 2/4/19, carried to 5/6/19   | Applicant to "clean up" property                    |  |
| BA 16-24 | Submitted 12/21/16 | EMMANUEL CHINESE CHRISTIAN CHURCH<br>104-108 HILLCREST RD<br>BLOCK 200, LOT 6.03 & 7.01<br>Attorney: Richard Sasso<br>Eng: Steve Parker      | D3 variance<br>Conditional use (did not meet all conditions)<br>Revised Plans 4/4/17<br>Approved 6/5/18<br>Mem 8/11/17                                      | Plans signed Nov 2018                               | Sent To Legal 6/8/18 (came back 9/27/18) |
| BA 17-12 | 7/31               | JCPL-Owner: 184 Property Owners, LLC<br>184 Liberty Cr Rd<br>B 5 L 1.01<br>Eng: Jeffrey Morris, Boswell Engineering<br>Atty: Joseph Sordillo | D variance<br>Use variance, To construct an electric substation<br>Preliminary & final site plan<br>Approved 9/18/17<br>Mem 10/2/17                         | Coordination with DEP - ongoing as of November 2018 | Still in Compliance Jan 2019             |
| BA 17-15 | 11/1/17            | Ioannou – 5 Roseland<br>B98 L 9  | D variance<br>Subdivision – FAR<br>Carried to Feb<br>carried to March<br>Denied 3/5/18<br>Mem 4/2/18  |   |  |
| BA 17-16 | 11/1/17            | SK Warren Associates<br>3 Mountain View Rd<br>B 8 L 1.01<br>Eng: Bradford Bohler- 908-668-8300<br>Atty: Glenn Pantel 973-549-7020            | Prelim & Final Site Plan-with C variances<br>Proposed parking lot expansion<br>Approved 3/5/18<br>Mem 4/2/18  | Have DEP docs                                       | No Compliance                            |
| BA 17-17 | 11/06/17           | Lisa Landi<br>17 Busy Bee Lane<br>B 60.01 L 10<br>Atty: Frederick Zelle<br>Esq 908-766-6666<br>Eng: John Hansen-908-879-6209                 | C Bulk variance D<br>FAR Variance<br>New Construction<br>Heard 3/5/18, Carried to 4/2/18, carried to 5/7/18, Carried to & Approved on 8/6/18<br>Mem 9/17/18 |   | No Compliance                            |

## Cases Submitted in 2018

| CASE No. | Received Date | Applicant   | Variance Type & Decision   | Comments  | Notes   |
|----------|---------------|---|--|---|---|
| BA 18-01 | 1/3/18        | CAMP RIVER BEND, INC<br>116 Hillcrest Rd<br>B 200 L 1<br>Atty: Donna M Erem 73-530-2047<br>Chiesa Shahinian & Giantomasi PC<br>Eng: Scott Turner PE<br>Menlo Eng 732-846-8585 | C and D Variances, Conditional Use Variance, Preliminary & Final Site Plan<br>Hearing 3/5/18<br>Carry to 4/2/18<br>Approved 4/2/18<br>Mem 5/8/18 | Need revised plan for block # as of November 2018 |   |
| BA 18-02 | 1/9/18        | Jagat Rathee<br>15 North Road<br>B 70.03 L 26.01<br>Eng: William Hollows<br>PE/PLS 908-580-1255   | D Variance<br>Live in existing home- DEMO after C/O<br>Heard & approved 3/5/18<br>Mem 4/2/18   |   |   |
| BA 18-03 | 2/2/18        | Linda De'Marsi<br>B 110 L 13<br>126 Reinman Rd  | D Variance Pre-existing/non-conforming 2 family<br>Hearing 3/5/18<br>Approved & mem 3/5/18   |   |   |
| BA 18-04 | 2/9/18        | Sullivan Group<br>B 61 L 1.03<br>30 Washington Valley Road<br>Atty: Michael Bertone-973-344-8040<br>Eng: James Chmeilak   | D Variance-Live in existing home during construction<br>Heard 5/7/18<br>Carried to & Approved 6/4/18<br>Mem 7/2/18                               |   | Compliance started 9/27/18<br>Done compliance |
| BA 18-05 | 3/7/18        | Paula & Jerry Augustyniak<br>2 Livingston<br>B 101/ L 4.03  | Live in RV while building<br>Heard & Approved 4/2/18<br>Mem 5/7/18   |   |   |
| BA 18-06 | 5/10/18       | RETs Partners<br>833 Mountain Blvd<br>B 92/ L 1<br>Eng: Robert Gazzale 908-356-9322<br>Atty: Donald Whitelaw, Esq. 732-560-1616   | D variance<br>Use Variance -13 Residential rental units heard 8/6<br>carry to 9/17 DENIED<br><br>Motion to reconsider                            | Withdraw of motion to reconsider                  |   |

|          |          |   |  |  |   |
|----------|----------|---|--|--|---|
| BA 18-07 | 5/10/18  | Naz Realty/Libase Salon<br>20 Mountain Blvd<br>B 90/L 16<br>Eng: William Hollows<br>908-580-1255<br>Atty: Jay Bohn 908-490-0444 | D FAR variance<br>Minor Site Plan/<br>Changed plans to<br>include subdivision/<br>move lot line<br><br>Heard 8/6 carry to 9/17<br>and approve<br>Mem Res 11/5/18 | Somerset<br>County<br>Approval rec'd<br>2/19/19    | Still in<br>compliance<br>February 2019 |
| BA 18-08 | 6/20/18  | Henrique Rocha<br>2 Meyers Lane<br>B 61/L 2.06<br>Architect: Rui Amaral<br>973-482-8795   | C Variance, lot coverage<br>7.5 vs 9.4%<br>Heard and approved<br>11/5/18   | Health not<br>approved-<br>well on lot?            | Comp Started<br>1/22/19                 |
| BA 18-09 | 7/13/18  | Renee Burkert<br>44 Fairfield<br>B 107/ L 16<br>Architect: Yuval Wellisch<br>905-654-7900                                       | C and D Variance<br>Undersize lot 10,000 vs<br>8,533 and also FAR .25<br>vs .31<br>Heard & Approved<br>9/17/18<br>Mem Res 11/5/18                                |  | Compliance<br>done                      |
| BA18-10  | 7/31/18  | Verizon/ATT 35 Old<br>Smalley Town Rd<br>B211/lot 11 D variance   | C and D variances<br>Replace cell tower/<br>stanchion<br>Heard 11/5/18<br>Carried to & Approved<br>2/4/19  |  |   |
| BA 18-11 | 9/21/18  | Michael Rendine<br>38 Red Hill Road<br>Block 42 / lot 18.01   | C variance habitable<br>attic space<br>Heard & approved<br>12/3/18, Mem 1/7/19   | No C/O until<br>deed<br>restriction is<br>recorded |   |
| BA18-12  | 10/30/18 | John Sicignano<br>115 Mountain Ave<br>B 119 / I2  | C variance garage too<br>close to property line<br>Need more<br>documentation-not<br>complete ltr 11/16/18   |  | Carried to 2019                         |
| BA 18-13 | 12/21/19 | Warren Construction-<br>Peachtree Lane<br>B 88/ L 7   | Minor Sub + Bulk Var +<br>Undersize lot, + FAR   |  | Carried to 2019<br>Scheduled<br>4/1/19  |

S/c



# ***Township of Warren***

Somerset County

46 Mountain Boulevard • Warren, New Jersey 07059  
(908) 753-8000 • Fax (908) 757-9173 • [www.warrennj.org](http://www.warrennj.org)

DATE: April 3, 2018

TO: Warren Township Committee  
Victor Sordillo, Mayor  
Gary DiNardo, Deputy Mayor  
Carolann Garafola  
George Lazo  
Michael Marion  
Warren Township Planning Board

FROM: Maryellen Vautin, Land Use Coordinator

RE: BOARD OF ADJUSTMENT 2017 ANNUAL REPORT

In accordance with the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-70.1 requiring the Zoning Board of Adjustment to prepare an annual report of its findings and decisions, I am enclosing a copy of said report for 2017, together with a resolution of adoption. The resolution was adopted by the Board of Adjustment at its April 2, 2018 meeting.

Encl.

Cc: Mark M. Krane, Administrator

**BOARD OF ADJUSTMENT  
TOWNSHIP OF WARREN  
RESOLUTION**

*WHEREAS*, the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-70.1 requires the Zoning Board of Adjustment to prepare an annual report of its findings and decisions and to submit said report with a resolution of adoption to the Governing Body and the Planning Board; and

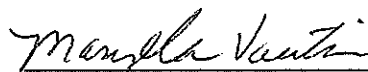
*WHEREAS*, the Board has prepared and reviewed said report for the year 2017;

*NOW, THEREFORE, BE IT RESOLVED* by the Zoning Board of Adjustment of the Township of Warren, on this 2nd day of April, 2018, that the 2017 annual report, a copy of which is annexed hereto, is hereby adopted; and

*BE IT FURTHER RESOLVED* that a copy of this resolution and report shall be submitted to the Township Committee and the Planning Board of the Township of Warren without recommendations.

**ROLL CALL VOTE:**

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Warren at its meeting held on April 2, 2018.



MARYELLEN VAUTIN, CLERK  
ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF WARREN  
COUNTY OF SOMERSET,  
STATE OF NEW JERSEY

Dated: April 2, 2018

**TOWNSHIP OF WARREN**

**46 MOUNTAIN BLVD.**

**WARREN, NJ 07059**

From the office of:

**THE BOARD OF ADJUSTMENT**

Re: **2017 ANNUAL REPORT**

Section 40:55D-70.1 entitled "Annual report on Variances Heard by Zoning Board", of the Municipal Land Use Law states:

"The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and planning board."

The Warren Township Zoning Board of Adjustment has used the period of January 1, 2017 to December 31, 2017 as the reporting period.

Three cases were carried from 2016. No cases were dismissed. Four cases were carried to 2018. Four cases were withdrawn. A total of twelve applications were heard and decided by the Board in 2017. Eleven regular meetings were held.



## BOARD OF ADJUSTMENT CASE STATUS

### Cases Carried from 2016

| CASE No. | Received Date      | Applicant   | Variance Type & Decision  | Comments                         | Notes                   |
|----------|--------------------|---|---|----------------------------------|-------------------------|
| BA 16-20 | 11/9/16 est        | PATRICK FITZSIMMONS<br>BLOCK 214, LOT 2.01 & 3<br>14 HIGHMOUNT AVE<br>Attorney: Carleton Kempf, Esq.<br>Eng: Richard Titus              | Increase lot size through minor sub & expand existing house lots of bulk variances - C and FAR variance | Awaiting revised plan            |                         |
| BA 16-22 |                    | FRANK SERINA<br>BLOCK 198, LOT 37<br>127 HILLCREST RD<br>Attorney: Gregory D'Alessandro<br>Eng: Steve Parker                            | Landscape yard use variance- Use variance D   | Awaiting DEP findings            |                         |
| BA 16-24 | Submitted 12/21/16 | EMMANUEL CHINESE CHRISTIAN CHURCH<br>BLOCK 200, LOT 6.03 & 7.01<br>104-108 HILLCREST RD<br>Attorney: Richard Sasso<br>Eng: Steve Parker | Subdivision to merge two lots<br>D Variance conditional Use   | Approved with conditions 8/17/17 | No compliance submitted |

## Cases Submitted in 2017

| CASE No. | Received Date | Applicant  | Variance Type & Decision   | Comments   | Notes                   |
|----------|---------------|--|--|--|-------------------------|
| BA 17-01 | 2/16/17       | 34 WASHINGTON VALLEY, LLC<br>BLOCK 61, LOT 2<br>34 WASHINGTON VALLEY RD<br>Atty: Whitelaw  | 3 stories C Variance   | May 1 meeting<br>Carry to June<br>Denied 6/5<br>Memorialized 8/7 |                         |
| BA 17-02 | 3/7/17        | VERIZON<br>BLOCK 17, LOT 39<br>4 FOX HILL DR<br>Attorney: Norris McLaughlin  | 1 Pole<br>JTC asked for EAR<br>3/20/17<br>EAR & Emission<br>Study received<br>5/15/17<br>Rec'd Emissions<br>Study 9/2<br>D Variance  | October 2 Meeting<br>Withdrawn<br>10/20/17                       | Withdrawn               |
| BA 17-03 | 3/7/17        | VERIZON<br>BLOCK 24.06/L 29<br>82 BRIAR WOOD DR EAST<br>Attorney: Norris McLaughlin  | 1 Pole<br>EAR & Emission<br>Study received<br>5/15/17<br>Rec'd Emissions<br>Study 9/21<br>D Variance   | October 2 meeting<br>Withdrawn<br>10/20/17                       | Withdrawn               |
| BA 17-04 | 3/30/17       | ERIC SCHIEBLER<br>B 100 / L 2 / C-<br>variance<br>19 LIVINGSTON AVE  | Variance-Addition to side and rear of the dwelling-Property is located in the watercourse protection. Needs wetlands certifier to get relief from watercourse protection-will need architectural to go to board.<br>C variance | On hold may pull addition back and withdraw the variance         |                         |
| BA 17-05 | 5/4/17        | THE ARC OF SOMERSET COUNTY<br>B 86.01 L 13.05 & 13.06<br>B 95 L 1.01<br>Eng: Thomas Fik-Carroll Engineering<br>Atty: Katharine Coffey-Day Pitney | USE VARIANCE-Preliminary & Final Major Site Plan<br><br>TCC May 24 -revised site improvements plans received 7/14<br>C variance  | EAS-Site plan-send big plans<br><br>Meeting 8/7<br>Approved 10/2 | No compliance submitted |
| BA17-06  | 5/31/17       | 23 Stiles (FAR)<br>B 212 L 16.02<br>Page-Mueller Eng   | Sent in Topo, architect- Zoning plans waiting for the Conversation Easement & Deeds to be recorded<br>8/18 Rev Plan<br>D VARIANCE. FAR   | Meeting 9/18<br>Approved 10/2                                    |                         |
|          |               |  |  |  |                         |
|          |               |  |  |  |                         |

|          |           |   |  |  |   |
|----------|-----------|---|--|--|---|
| BA17-07  | 5/31/17   | 25 Stiles (FAR)<br>B 212 L 16.01<br>Page-Mueller Eng  | Sent in Topo,<br>architect-<br>8/18 Rev Plan<br>D Variance FAR   | Meeting 9/18<br>Send letter<br>Approved with<br>conditions 10/2  |   |
| BA17-08  | 6/16/17   | Lukas Seafood Grill<br>B 74 L 5.02 61C<br>Mountain Blvd<br>Sonny Gjevukaj<br>Atty: R Sasso<br>Arch: Beer  | Received architectural<br>plans-tax collector,<br>escrow agreement &<br>W-9 waiting for sewer<br>and Bd of Health.<br>Sent case review to<br>JTC, Chris K, Steve W,<br>Foster Cooper<br>8/22 Rev Plans<br>D VARIANCE | Oct 2<br>Meeting<br>Received minor<br>site plan<br>application &<br>checklist 7/31/17<br>Approved with<br>conditions 10/2  | Compliance<br>complete                      |
| BA 17-09 | 6/19      | 8 Saddlemount<br>(FAR)<br>214-13<br>Eng: Page-Mueller<br>ATTY:Joseph<br>Lombardi  | -2 stories to JTC 6/20<br>need revisions<br>D Variance FAR   | Oct 2<br>Approved with<br>conditions 10/2  |   |
| BA17-10  | 6/27/17   | Westfield Hall, Inc<br>B 80 L 12.02 10<br>Technology Dr N<br>Eng: Dan Lee-Bohler<br>Engineering<br>Atty: Michael Osterman<br>Esq                | Relocating two sheds<br>Approved 8/7/17<br><br>C variance  | 10/5/17 comp<br>started<br>Compliance<br>complete  |   |
| BA 17-11 | 7/14      | Tilson/Verizo-ODAS<br>B 15 L 16 - 21<br>Nottingham Way<br>Eng: Chad Schwartz<br>Atty: Kathryn Windsor   | Preliminary & Final<br>site plan<br>10/16 revised plans<br>address change from 23<br>to 21 Nottingham<br>Use Variance C & D  | TCC<br>Withdrawn 10/20   | Withdrawn                                   |
| BA 17-12 | 7/31      | JCPL-Owner:184<br>Property OwnersLLC<br>184 Liberty Cr Rd<br>B 5 L 1.01<br>Eng: Jeffrey Morris,<br>Boswell Engineering/Atty:<br>Joseph Sordillo | Preliminary& Final<br>site plan<br>To construct a<br>communication<br>substation<br>Approved 9/18<br><br>D Use variance  | Approved with<br>conditions<br>9/17/17   | No<br>compliance<br>submitted<br>DEP issues |
| BA 17-13 | 8/21/2017 | Rose Neubauer<br>B 87 L 26 92 Mt<br>Bethel Road<br>Architect: Mark<br>Stefanelli RA LLC   | Variance - Replace<br>existing barn with<br>apartment-New<br>construction<br>D Variance Use  | Took paperwork back<br>9/13 a waiting upon<br>her decision to<br>resubmit on demo or<br>remodel<br>10/17 contacted Mark<br>K spoke to JTC<br>Withdrawn<br>D variance | Withdrawn                                   |
| BA 17-14 | 10/24/17  | Landvest, LLC<br>B 68 L 5 - 70 King<br>George Road<br>Atty: Richard Sasso-908-<br>756-0480<br>Eng: Deborah D'Amico PE<br>908-635-2868           | Variance for 2 story<br>residential dwelling<br>from 1 ½ stories-<br>existing lot width in<br>undersized lot<br>C variance<br>undersized lot   | Approved 12/4/17<br>with conditions  |   |
|          |           |   |  |  |   |
|          |           |   |  |  |   |

|          |         |   |   |                          |  |
|----------|---------|---|---|--------------------------|--|
| BA 17-15 | 11/1/17 | Ioannou – 5<br>Roseland   | Subdiv – creating a<br>FAR-D Variance FAR   | Scheduled for<br>Feb 5   |  |
| BA 17-16 | 11/1/17 | 3 Mountain View<br>Road B 8 L 1.01<br>Eng: Bradford<br>Bohler-908-668-8300<br>Atty: Glenn Pantel 973-<br>549-7020                 | Prelim & Final Site<br>Plan-Proposed<br>parking lot expansion<br><br>D and C variance | Scheduled for<br>Feb 5   |  |
| BA17-17  | 11/06   | Lisa Landi B 60.01<br>L 10<br>17 Busy Bee Lane<br>Atty: Frederick Zelley<br>Esq 908-766-6666<br>Eng: John Hansen-<br>908-879-6209 | Bulk variance & FAR<br>Variance<br>New Construction<br><br>C and D variances          | Scheduled for<br>March 5 |  |

**TOWNSHIP OF WARREN  
46 MOUNTAIN BLVD.  
WARREN, NJ 07059**

From the office of:  
**BOARD OF ADJUSTMENT**

Subject: **2016 ANNUAL REPORT**

Section 40:55D-70.1 entitled "Annual report on Variances Heard by Zoning Board", of the Municipal Land Use Law (MLUL) Chapter 201, Laws of N.J. 1975 with amendments through the 1993 Legislative Session states:

"The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and planning board."

The Warren Township Zoning Board of Adjustment has used the period of January 1, 2016 to December 31, 2016 as the reporting period.

One case from 2013 appealed for a post approval phase to make adjustments to the site plan. One case from 2014 requested a floor area ratio variance to expand a kitchen and deck. One case was carried from 2015. A total of 18 cases were heard and decided by the Board in 2016. Two cases were withdrawn and dismissed without prejudice.

The report contains three sections:

1. A summary of eighteen applications, which have been decided and memorialized by the Board (TABLE A)
2. A summary of seven cases, which are pending – carried to 2017 (TABLE B)
3. A listing of all applications handled by the Board in 2016 (TABLE C)

**TABLE A**

**APPLICATIONS DECIDED AND MEMORIALIZED**

| <b>DESCRIPTION</b>   | <b>VARIANCE</b> | <b>APPROVED</b> | <b>DENIED</b> | <b>COMMENTS</b> |
|--|-----------------|-----------------|---------------|-----------------|
| renovate & create a room in the attic – creating 3 story home                            | C               | 1               |               |                 |
| live in home while building a new home – same lot  | D               | 1               |               |                 |
| extension of variance approval to expand a kitchen & deck                                | C               | 1               |               |                 |
| post approval phase request to amend approval & put a garage in basement with room above | C               | 1               |               |                 |
| permit a shed to remain 1 ½ ft. from property line                                       | C               | 1               |               |                 |
| amend prel. & final approval for various site modifications                              | C & D           | 1               |               |                 |
| expansion of original approval   | D               | 1               |               |                 |
| construct a 16 unit apartment building including COAH units                              |                 |                 |               | withdrawn       |
| expansion of approval – use variance to demolish a home for an office bldg..             | D               | 1               |               |                 |
| modification of existing synagogue & 2 story addition                                    | C               | 1               |               |                 |
| several bulk variances   |                 |                 |               |                 |
| construct a porch  | C               | 1               |               |                 |
| construct an addition  | C               | 2               |               |                 |
| replace an old deck & garage with a new room   | C               | 1               |               |                 |
| construct a 1 story wood frame addition with kitchenette for a child with disabilities   | C               | 1               |               |                 |
| construct a garage   | C               | 1               |               |                 |
| construct a two story house on an existing foundation                                    | C & D           | 1               |               |                 |
| minor site plan to install two sheds   | C               | 1               |               |                 |
| waive Resolution for minor subdivision restoring 2 lots with use variance                | C & D           | 1               |               |                 |

**TABLE B**

| <b>CASE NO.</b> | <b>APPLICANT</b>   | <b>VARIANCE TYPE WITHOUT<br/>DECISION CARRIED TO 2017</b>  |
|-----------------|--|--|
| BA16-11         | SKYLINE DRIVE LP<br>BLOCK 76.01, LOT 8<br>OLD DUTCH RD.                  | Application for a front yard variance 50<br>access to construct a single family home<br>question whether it a legitimate lot   |
| BA16-19         | M. BLACKSTONE<br>BLOCK 98, LOT 5<br>16 FAIRFIELD AVE.                    | Application for a bulk variance to permit<br>an already installed shed to remain where<br>it has been located – front yard setback –<br>Required side yard accessory bldg.. 20 ft. vs.<br>1 ft. existing           |
| BA16-20         | PAT FITZSIMMONS<br>B. 214, LOT 2.01 & 3<br>14 HIGHMOUNT                  | Application for minor subdivision and F.A.R<br>& bulk variances to construct an addition to<br>a single family dwelling  |
| BA16-21         | MICHAEL VOLPE<br>BLOCK 47, LOT 2.02<br>24 SPENCER LANE                   | Application to permit a fence – already<br>constructed to remain where it has been<br>located – two front yards – permitted 4 ft.<br>Open (50%) high in front yard   |
| BA16-22         | FRANK SERINA<br>BLOCK 198, LOT 37<br>127 HILLCREST RD                    | Application for s lot width variance required<br>120 ft. vs. 133.56 ft. & use variance for the<br>construction & storage yard with related<br>Vehicles, equipment materials & inventory,<br>which is not permitted |
| BA16-23         | L. KOZLOVA<br>BLOCK 77, LOT 7.02<br>513 WARRENV. RD                      | Application for use variance to use the<br>property as a music academy teaching<br>mainly violin & piano   |
| BA16- 24        | EMMANUAL C.C. CHURCH<br>BLOCK 200, L. 603 & 7.01<br>104-108 HILLCREST RD | prel. & final site plan to merge two tow lots and<br>variance for conditional use – front yard setback<br>TRANSFERRED FROM PLANNING BOARD  |

**TABLE C**

| <b>CASE NO.</b> | <b>APPLICANT</b>  | <b>VARIANCE TYPE &amp; DECISION</b>  |
|-----------------|---|--|
| BA15-05         | OLGA FERREIRA<br>BLOCK 86.01, L 15.02<br>9 ISABELLA WAY   | Application to renovate & create a room in the attic...creating a 3 story home – bulk variance<br>GRANTED WITH CONDITIONS  |
| BA16-01         | NALIN RANASINGHE<br>BLOCK 87, LOT 8<br>22 HILLCREST BLVD. | Application to live in an existing home while building a new home on same lot. .existing home will be razed ...use variance required<br>GRANTED WITH CONDITIONS                    |
| BA14-01A        | DAVID SCHLINGLOFF<br>BLOCK 107, LOT 2<br>96 REINMAN ROAD  | Application for variance approval – to expand a kitchen & add a deck.. floor area ratio variance<br>GRANTED WITH CONDITIONS  |
| BA13-06         | YAHYA SAQER<br>BLOCK 78, LOT 11<br>238 KING GEORGE RD.    | Post approval phase...request to amend approval to put a garage in basement and add a room above it without F.A.R. increase<br>GRANTED WITH CONDITIONS                             |
| BA16-02         | TRISTIN GOODE<br>BLOCK 24.06, L. 15<br>10 HAZELWOOD COURT | Application to permit 10x16 ft. shed located 1½ ft. to remain where installed<br>GRANTED WITH CONDITIONS   |
| BA16-04         | CAMP RIVERBEND<br>BLOCK 200, LOT 1<br>116 HILLCREST ROAD  | Application for amended site plan with conditional use variance various site modifications<br>GRANTED WITH CONDITIONS  |
| BA 16-06        | TRUESDALE NURSERY<br>BLOCK 96, LOT 42<br>51 STIRLING ROAD | Application for expansion of original approval (4/16/15) – demolishing an existing house & variance use of house from equipment storage to office space<br>GRANTED WITH CONDITIONS |



|               |   |  |
|---------------|---|--|
| BA16-05       | OCEANVILL ASSOC.<br>BLOCK 70.02, L.133<br>125 WASH. VALLEY RD   | Application to add 16 unit apartment bldg..<br>& manager's office including COAH units<br>WITHDRAWN AT APPLICANT'S REQUEST<br>DISMISSED WITHOUT PREJUDICE                |
| BA16-03       | 58 MT. BETHEL, INC.<br>BLOCK 71, LOT 37.01<br>87 MT.BETHEL ROAD | Application for extension of approval (BA01-05)<br>use variance, prel & final site plan to demolish an<br>existing home & replace with 2 story office bldg..<br>GRANTED  |
| BA16-07       | TEMPLE HAR SHALOM<br>BLOCK 55, LOT 5<br>104 MOUNT HOREB RD      | Application for modification to an existing<br>synagogue including a 2 story addition – several<br>bulk variances required<br>GRANTED WITH CONDITIONS                    |
| BA16-08       | DAN & DEBRA MAHON<br>BLOCK 98, LOT 3<br>21 ROSELAND AVE.        | Application to construct a porch on a single family<br>dwelling – bulk variance required<br>GRANTED WITH CONDITIONS  |
| BA16-09       | WOJCIECH TURON<br>BLOCK 215, LOT 4<br>40 STILES ROAD            | Application to construct an addition to a single<br>family dwelling – bulk variances required<br>GRANTED   |
| BA16-10       | BORIS MEYKLER<br>BLOCK 214, LOT 12.03<br>6 SADDLEMOUNT AVE      | Application to construct a two story addition to<br>a single family dwelling – bulk variance required<br>GRANTED WITH CONDITIONS   |
| BA16-12       | HECTOR GARCELL<br>BLOCK 24, LOT 7.15<br>52 ELM AVE.             | Application to replace an old deck & garage with<br>a new room and deck – side yard variance required<br>GRANTED WITH CONDITIONS   |
| BA 16-14      | DONALD MARKHAM<br>BLOCK 114, LOT 7.15<br>5 YORKSHIRE COURT      | Application to construct a 1 story wood frame<br>addition with kitchenette & storage area to a single<br>family home – bulk variance required<br>GRANTED WITH CONDITIONS |
| BA16-15       | JAMES FROEHLICH<br>BLOCK 106, LOT 7<br>27 FAIRFIELD AVE.        | Application for front and side yard variances to<br>construct a garage<br>GRANTED WITH CONDITIONS  |
| BA16-16<br>17 | WILLIAM LYNCH<br>BLOCK 107, LOT 17<br>46 FAIRFIELD AVE.         | Application for bulk & floor area ratio variances<br>to construct a new 2 story residence over an<br>existing foundation<br>GRANTED WITH CONDITIONS                      |

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| BA16-17<br>16 | WESTFIELD GOSPEL<br>BLOCK 80, LOT 12.02<br>10 TECHNOLOGY DR.   | Application for minor site plan to permit the<br>installation of 2 small sheds in parking area<br>GRANTED WITH CONDITIONS   |
| BA16-18       | ARISTIDE DE TORRES<br>BLOCK 90, LOT 16<br>18-20 MOUNTAIN BLVD. | Application to waive approval of a subdivision<br>restoring the property to 2 lots – use variance<br>GRANTED WITH CONDITIONS  |
| BA16-13       | FRANK DE ALMEIDA<br>BLOCK 111, LOT 42<br>71 REINMAN ROAD       | Application to construct a garage and new<br>driveway – existing corner undersized lot<br>front yard setback & floor area ratio<br>APPLICANT WITHDREW THE CASE<br>DISMISSED WITHOUT PREJUDICE |