





Second: Mr. Zwerin

Recused: 0  
Nays: 0  
Absent: 0 (Mr. Levin, Mr. Weilheimer)  
Abstain: 0

**Z.B. 16-6575 ESK BUILDERS, INC.** - Public Hearing for a Bulk Variance to construct a single family residential dwelling, in-ground pool with five feet of surrounding decking attached to a 20' x 20' patio, and a 12' x 12' shed on an undersized lot, located on Beacon Hill Road, Block 153 Lot 78.01 in the LC zone

The Applicant proposes to remove the remaining site improvements and construct a two-story dwelling with associated walk, rear patio, in-ground swimming pool and accessory shed with access via a paved drive along Kaiser Court.

The Applicant had originally appeared before the Board at its May 10, 2016 meeting at which time its counsel, Salvatore Alfieri, Esq. stated that the subject lot was a pre-existing undersized parcel in which the Applicant seeks to construct a single-family home with amenities.

Testimony was taken from the Applicant's Engineer and Planner, Richard K. Heuser, P.E., P.P. Mr. Heuser described the lot as being a corner lot located on Beacon Road within the LC Zone. He further stated that a conservation easement exists to the rear of the lot. He noted that the lot is currently improved with a shed, concrete and brick pad area, as well as a paved drive along Kaiser Court. He stated that the Applicant was seeking to remove all existing improvements and to construct a two-story dwelling with an associated walk, rear patio, in-ground swimming pool and an accessory shed with access by a paved driveway along Kaiser Court. He testified that the subject lot was a pre-existing undersized lot wherein five acres is required in the LC Zone and 2.2 acres currently exists. He further stated that 400 feet of lot frontage is required wherein 219.9 feet exists along Beacon Hill Road and 288.8 exists along Kaiser Court currently exists. A lot width of 400 feet is also required when 355 feet currently exists, and a lot depth of 500 feet is required wherein 255 feet currently exists.

Mr. Heuser stated that all setback and height requirements would be satisfied. He also noted that the Applicant would comply with all fence height requirements. In response to questions from the Board, the Applicant further agreed to obtain a presence/absence letter from the New Jersey Department of Environmental Protection ("NJDEP").

Mr. Heuser then stated that a small gore exists on the property which had not yet been resolved. He stated that the Applicant would execute a quit claim deed in order to bring the matter to finality.



further stated that the driveway has an existing asphalt surface. Mr. Marshall noted that the fencing has been removed from the property. Mr. Marshall agreed that the following variance relief was required: **Section 220-56C (Table 1)** – The minimum required front yard setback is 40 feet; approximately 38 feet is proposed to the subject improvement. Mr. Marshall agreed further that the following non-conformity exists on the property: **Section 220-56C (Table 1)** – The minimum required lot frontage is 150 feet for a corner property; 124 feet is provided along Deep Run Court.

**PUBLIC** - *No one spoke on behalf of this application.*

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler Mr. Verdi, Mr. Nappi)
		Recused:	0
		Nays:	0
Second:	Mr. Nappi	Absent:	0 (Mr. Levin, Mr. Weilheimer)
		Abstain:	0

**RESOLUTIONS**

**Z.B. 16-6576 JOHN SILKOWSKI** - Memorialization of Resolution granting a Use Variance for an expansion of a pre-existing, nonconforming residential use in a commercial zone, along with an associated Bulk Variance to construct a 16' X 28' addition to existing home, a 10'x 20' deck and a 16' x 32' in-ground pool with 324 sq. ft. of pool patio, located at 8 Bucher Lane, Block 413 Lot 31 in the C-5 zone

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler, Mr. Verdi & Mr. Nappi)
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Recused: 0

Nays: 0

Second: Ms. DiGrande

Absent: 2 (Mr. Levin, Mr. Weilheimer)

**Z.B. 16-6578 ROSA & VINCENT TRAGNI** - Memorialization of Resolution granting a Bulk Variance to approve the existing conditions of the property with lot coverage of 19.8%, where 15% is permitted and building coverage of 6.7%, where 6% is permitted, located at 9 Embury Farm Road, Block 157 Lot 3.11 in the LC zone

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 6 (Mr. Solon, Mr. Zwerin,  
Chairman Shapiro, Ms. DiGrande,  
Mr. Verdi, Mr. Nappi)

Recused: 0

Nays: 0

Second: Mr. Zwerin

Absent: 3 (Mr. Levin, Mr. Weilheimer,  
Dr. Adler)

**ZB 13-6492 SARAI MANAGEMENT** – Revised Memorialization of Resolution granting a Bulk Variance located at Wicker Place, Block 108 Lots 16 & 17

*A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 3 (Mr. Solon, Mr. Zwerin,  
Chairman Shapiro)

Recused: 0

Nays: 0

Second: Mr. Zwerin

Absent: 0

*A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Zwerin.*

Respectfully submitted

Jennifer Bajar