

Z.B. 16-6584 Tuhap Holdings, LLC. - Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as offices and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

Application to be carried to September 27, 2016 without further notice to property owners.

Z.B. 16-6590 Kenneth Klawunn – Public Hearing for a Bulk Variance to construct a 1,666 sq. ft. garage by adding back 952 sq. ft. to existing 714 sq. ft. garage that was damaged in Hurricane Sandy, located at 3 Syngle Way, Block 299, Lot 144 in the R-80 zone.

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the Applicant was seeking bulk variance relief in order to reconstruct an existing garage. He noted that there were several pre-existing nonconformities on the site Section 220-48C (Table I) – The minimum lot frontage required is 250 feet; 198.6 feet is provided. Section 220-48C (Table I) – The minimum lot width required is 250 feet; 198.6 feet is provided. Section 220-48C (Table I) – The minimum side yard setback required is 50 feet; 26.3 feet is existing to the front corner of the existing dwelling. Section 220-48C (Table I) – The minimum gross floor area required is 1,800 square feet; 1,632 square feet is provided with the proposed reconstructed garage. Section 220-165C – Each lot must front upon an approved public street at least 50 feet in width; Syngle Way appears to provide a 33 foot wide right-of-way along the site frontage. Section 220-169A(2) – Driveways over 75 feet in length within the R-80 Zone District need only be paved for the first 40 feet from the street of public right-of-way; no paving is provided with the existing driveway. Mr. Alfieri then stated that the Applicant was further seeking the following additional variance relief: Section 220-140D(1) (Table III) – The permitted coverage for accessory structures within an R-80 Zone District shall be 1,000 square feet; approximately 1,632 square feet is proposed with the reconstructed detached garage.

Kenneth Klawunn was sworn in and gave testimony. Mr. Klawunn stated that construction had not yet begun on the site pursuant to the previous bulk variance relief which had been granted by the Board. Mr. Klawunn explained that the garage had previously been used to store classic cars and that use would continue. Mr. Klawunn further noted that he would submit an architectural rendering to the Board which would be consistent with Exhibit A-17. Mr. Klawunn also agreed that there would only be electric utilities to the garage and no bathrooms. Mr. Klawunn confirmed that the garage would not be used as a habitable area. Mr. Klawunn further noted that there would be no fuel stored on-site.

PUBLIC - *There were no members of the public expressing an interest in this application.*

A motion in the affirmative

Offered:	Mr. Weilheimer	Ayes:	4 (Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, Dr. Adler, & Mr. Nappi)
		Recused:	0
		Nays:	0
Second:	Dr. Adler	Absent:	4 (Mr. Solon, Mr. Levin, Chairman Shapiro, & Mr. Viridi)
		Abstain:	0

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

Respectfully submitted

Jennifer Bajar