

ZONING BOARD OF ADJUSTMENT

AGENDA

December 12, 2023

7:30 P.M.

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1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of October 24, 2023
6. Order of Business:

**Z.B. 22-6794 Outfront Media, LLC**- Continued Public Hearing seeking a use variance to replace both faces of the existing billboard located at 1 Route 9 block 175, lot 1 within the C-4 Zone. **Vote only**

**Z.B 22-6785 Gordon's Corner Water**- Continued Public Hearing seeking Use Variance approval to construct a new 2 million gallon, 120 foot tall standpipe water storage tank with additional improvements to the site located at 9 Mohawk Drive, block 362, lot 4 within the R-80. **Vote Only**

**Z.B. 19-6692B Sunset Park**-Public Hearing seeking a one year extension of the Preliminary and Final Major Site Plan, located at Texas Road, block 103, lot 10 within the R60-zone.

**Z.B.21-6752A Jewish Russian Center**-Public Hearing seeking an Amended Preliminary and Final Major Site Plan and Use Variance approval to increase the building addition previously approved, located at 176 Route 79, block 207, lot 10 within the LC zone.

**Z.B. 23-6821 V Arc Builders, LLC**-Public Hearing seeking a Bifurcated Use Variance to construct a self-storage facility located at 446 Route 79, block 132 lot 9 within the CS zone.

**Z.B. 23-6816 Siddharth Patel**-Public Hearing seeking a Bulk Variance to construct a 90' x 45' sports court in the rear yard located at 315 Sinclair Court, Block 193.05 Lot 39 within the R-40/30 zone. **Carried to a date in 2024, new noticing will be required.**

**Z.B 21-6758 Tahir Mohammad**-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone. **TO BE CARRIED TO A 2024 DATE**

**Z.B. 22-6778 Wooleytown Associates, LLC**-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone. **TO BE CARRIED TO A DATE IN 2024**

**2024 Proposed Calendar dates.**

7. Resolution:

**Z.B. 23-6824 Michelle Powers Feldman**- Memorialization granting a Bulk Variance to construct an addition to the SFD located at 10 Pecan Valley Drive, Block 415, Lot 21.08 within the C-5 zone.

**Z.B. 23-6820 Narendra Garg**-- Memorialization granting a Bulk Variance to construct an addition to the existing two-story dwelling which includes an 18 x 20 foot sunroom, located at 10 Albermarle Drive, Block 214.03, Lot 63 within the SCPR zone.

Motion to adjourn