

ZONING BOARD OF ADJUSTMENT

AGENDA

July 9, 2024

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 June 11, 2024

6. **Z.B. 23-6823 Fathi & Hanan Boktor**- Continued Public Hearing to approve Bulk Variance to legalize existing two (2) backyard gazebos over an existing concrete patio in the rear yard of their property located at 49 Cannonade Drive. Block 404 lot 27 within the PAC zone.  
**Carried to August 13, 2024 with no new noticing**

**Z.B. 23-6828 Steven DiMaggio**-Public Hearing seeking Bulk Variance approval to construct a 31 foot x 31 foot (961 square foot) basketball court in the rear yard of the existing dwelling located at 54 Crine Lane block 193.07 lot 7 within the R40/30 zone.

**Z.B. 24-6841 Alex Moshkovych**-Public Hearing seeking Bulk Variance to construct a 6 foot high white vinyl fence to enclose the front yard located at 2 Bluebird Lane block 412.06 lot 2 within the PAC-II zone.

**Z.B. 24-6842 Carmine and Serina Gallo**-Public Hearing seeking Bulk Variance approval to construct approximately 1,300 sf of improvements consisting of a one story addition to the dwelling and a new covered porch. The existing asphalt driveway will be expanded by approximately 240 sf located at 1 Canadian Woods Road block 312, lot 138 within the R-20 zone.

**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.

7. Resolution:

**Z.B. 24-6837 Arthur & Sonya Royzner**-Memorialization granting Bulk Variance approval to construct an in-ground pool with associated paver walk, retaining wall, vinyl pool fence, and lighting located at 353 Salinger Court, block 193.08, lot 16 within the R-40/30 zone.

**Z.B. 24-6836 Allyson Dwyer**-Memorialization granting Bulk Variance approval to construct approximately 1,200 sf of additions consisting of 1st and 2nd floor building additions, a covered porch, deck and entry, located at 47 Dutch Lane Road, block 420 lot 8 within the R-80 zone.

**Z.B. 24-6838 Arsim & Ejona Qormemeti**-Memorialization granting Bulk Variance approval to construct an in-ground pool with associated retaining wall within the required Pine Brook Stream Corridor Buffer. Additional improvements include replacing the existing concrete patio with pavers, removing the existing shed and concrete walkway, and upgrading the existing fence to be compliant with pool fence requirements located at 30 Marc Drive block 299 lot 41 within the FRD zone.

Motion to adjourn: