

ZONING BOARD OF ADJUSTMENT

AGENDA

November 12, 2024

7:30 P.M.

---

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of October 22, 2024
6. **Z.B. 24-6852 Franlee Olivares**-Public Hearing seeking Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone.  
**Z.B 24-6846 Dimple and Pushpendra Khaira**-Public Hearing seeking a Bulk Variance to construct an addition existing dwelling expansion of first floor and addition of a second floor with a covered front porch, rear deck and a 2 car detached garage located at 315 Route 79 block 169, lot 13 within the LC zone.  
**Z.B.24-6848 Farah Homestead**- Public Hearing seeking Bulk Variance approval to construct a 2000sf detached garage/storage building, with the expansion to the existing stone driveway located at 176 Ryan Road block 392, lot 33 & 34 within the R-25 zone  
**Z.B. 23-6831 Sebos Properties**-Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, with a 2<sup>nd</sup> floor addition and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone. **Carried to 2025 date to be announced at Re-organization meeting with new**  
**Z.B.24-6851 Vision Marlboro**- Public Hearing seeking approval to construct a storage facility consisting of one 117,600SF three story storage building with a 1200sf office and 32 parking spaces located at Tennent Road block 172 lot 58 & 59 within the A/LC zone. **Carried to a new date in 2025 TBD. New noticing will be done.**
7. Resolution:  
**Z.B. 24-6848 Anil Jain**-Memorialization granting Preliminary and Final Major Subdivision and Use Variance approval to adjust the lot lines to create proposed Lots 15.01, 15.02, and 15.03 which will be 0.212

acres, 0.540 acres, and 0.459 acres, respectively. Proposed Lot 15.01 will contain the existing residential improvements from Lot 15 and will include a new driveway and concrete driveway apron to provide direct access to Hobart Street located at 9, 22 & 15 Hobart Street. Block 223, Lots 15, 16 & 17 within the C-1 zone.

**Z.B 24-6847 Iryna & Aleksei Pavinich-** Memorialization granting Bulk Variance to construct a 2<sup>nd</sup> floor on the existing dwelling and renovate the first floor and basement, located at 11 Laurel Lane Block 268, Lot 28 located within the R-80 zone.

**Z.B. 24-6853 Ruth Reider-** Memorialization granting Bulk Variance to construct a 6 foot high chain link fence along the rear property line located at 70 Edgewood Road block 180, lot 83.55 within the R40/30 zone.

**Z.B.24-6855 414 Texas Road-** Memorialization granting Amended Preliminary and Final Site Plan and Use Variance to construct a one story flex warehouse and office located at 414 Texas Road block **lot27 within the LC zone.**

Motion to adjourn: