

A G E N D A

Call to Order/Salute to the Flag/Roll Call/1/20/23

**Memorialization of Resolutions:**

1. Res. 54-2023 – Noria Chaberton – Use Variance Approved
2. Res. 55-2023 – Noria Chaberton – Preliminary & Final Major Site Plan Approved
3. Res. 56-2023 – Ayaans, Holding, LLC – Use Variance Approved
4. Res. 57-2023 – Ayaans Holding, LLC – Preliminary & Final Major Site Plan Approved

**Public Hearings:**

1. #23-41 & WSP-04-23 – Brian & Rhoda Kownacky – Use Variance/Site Plan Waiver

The applicants are requesting a use variance to allow two principal uses on the same property; a single family dwelling and a commercial business, along with any other variances or waivers deemed necessary by the Board. The applicants are also seeking a site plan waiver for their proposed business, which will include small events or workshops to take place in the existing barn, the front and rear flower gardens that will offer u-picks, photo opportunities, paint nights, etc. The property is located at 664 Clayton Road, also known as Block 12301, Lot 26 in the RG-C Zoning District.

2. #23-45 – Fillmore Lawrence – Lot Coverage & Encroachment Variances

The applicant is requesting a lot coverage variance to allow 33.3% where 30% is the maximum permitted lot coverage for the installation of a 16' x 36' swimming pool and to allow his existing shed to remain partially in the landscape buffer easement, along with any other variances or waivers deemed necessary by the Board. The property is located at 513 Waverly Court, also known as Block 12901, Lot 5.24 in the R-2 Zoning District.

3. #23-46 – Gina Stuart – Accessory living space over allowable square footage

The applicant is requesting a variance to allow two proposed additions to the existing single family dwelling which will exceed the allowable square footage for an accessory living space, along with any other variances or waivers deemed necessary by the Board. The property is located at 617 New Brooklyn Road, also known as Block 2301, Lot 29 in the R-2 Zoning District.

**Public Portion:**

**Reports:**

**Minutes:**

1. 9/21/23 regular meeting.

**Adjournment:**

**The Board will adjourn to JIF Land Use Liability Training presented by Mr. Fiore.**