

2010 ZONING BOARD ANNUAL REPORT

Prepared by Carolyn Cummins, Board Secretary
Date: November 23, 2010

ZB#2009-5 Bay One Nine, LLC
Block 38.01 Lot 13, 19 Bay Ave
Approved 3/4/10

Application to add a second-story addition and enlarge the first floor. Approval for preliminary and final site plan approval was granted to permit construction to add a second story addition for office use, and retrofit the first floor with an addition for use as bike shop.

Note: Application originally required use and bulk variances but borough changed zoning ordinance which resulted in the application being in compliance and not needing variances.

ZB#2009-6 Sendowski, Oren
Block 43 Lot 6. 30 Shrewsbury Avenue
Application Withdrawn – Dismissed Without Prejudice

Application was to demolish the existing home and construct a new home requiring several variances. After beginning the hearing the application was withdrawn by property applicant.

ZB#2010-1 Parzych, Edna
Block 61 Lot 13.011, 216 Navesink Avenue
Approved 7/1/10

Application - Property contained a two-family home and the application was to remove an existing second-story deck and replace it with a deck of 8 feet by 16 feet; and further expand the deck to the west of the existing structure at a size of 24 feet by 16 feet.. The board granted a use because 2-family homes are not permitted in the zone, so this application is to expand a pre-existing non-conforming use. Bulk variances were granted for preexisting conditions: lot depth of 76.2 feet, where 100 feet is required; front yard setback of 19.58 feet, where 20 feet is required; side yard setbacks of 5 feet and 5.5 feet, where 6 feet and 8 feet are required. The preexisting deck is 1.16 feet from the rear property line, which is a preexisting non-conformity., where a 20-foot rear yard setback is required.

ZB#2010-2 Metro PCS NY, LLC
Block 108 Lot 2.01, 450 Navesink Ave
PENDING

Application for an increase of about 50 feet in height to the existing monopole on the Stewart's property. The hearings on this application, but have not concluded.

ZB#2010-3 Quick Check,
Block 108 Lots 1 & 2.01, 440 & 450 Navesink Ave
PENDING

Application for a convenience store and gas station.