

ZONING BOARD OF ADJUSTMENT

AGENDA

February 27, 2024

7:30 P.M.

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of January 23, 2024
6. **Z.B. 23-6832 Johnson and Zientek**-Public Hearing seeking Bulk Variance approval to remove existing deck and construct a one story 455 square foot addition to the rear yard of the dwelling, located at 107 Tennent Road block 148 lot 7 within the R-60 zone.

Z.B.23-6833 Ernest & Polivia Serghis-Public Hearing seeking a Use Variance approval to construct a second story addition, remove the existing above ground pool and construct a 800 square foot in-ground pool with paved walkway and fence located at 379 Route 79, block 151 lot 14 within the C2 zone.

Z.B. 23-6830 Paul Jones Holding's, LLC-Public Hearing seeking a Use Variance approval for a proposed shed and a waiver from Site Plan approval, located at 34 Route 9 block 176, lot 15 within the C-4 zone.

Z.B. 22-6793 Mallboro Dream Development- Continued Public Hearing seeking Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone. **CARRIED TO APRIL 9, 2024.**
7. Resolutions:

Z.B. 23-6827 Hemesh Dogiparthi-Memorialization granting a Bulk Variance to construct a 6 foot fence in front and side yard located at 11 Bauers Lane Block 299, Lot 130 within the R80 zone.

Z.B. 23-6829 Lawrence Nikola-Memorialization granting a Bulk Variance to install a wraparound covered porch, and demolish a one story

single car garage and construct a two story detached garage located at 6 Station Road Block 193.02 Lot 55 in the LC zone.

ZB 23-6825 KLB Properties, LLC Sandy Hook Consulting-Memorialization granting approval to construct 260 square foot building addition to the rear building and renovate both buildings for new uses, located at 168 Tennent Road Block 147 Lot 35 within the C-2 zone.

Z.B. 22-6794 Outfront Media, LLC- Memorialization granting 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

Executive Session-Settlement Agreement

Motion to adjourn: