

Uncorked

Area variance for permission to establish a new eating and drinking establishment within 400 feet of another eating and drinking establishment and within 200 feet of the boundaries of a residential district in the MW district.

Eric Nicosia represented the applicant.

Exhibit A = Rose Batemen cover letter. Exhibit B = Letter dated 9/21/06

Exhibit = C = Letter from Mr. Nicosia to the Board.

Michael Verruto made a motion to deny the application, seconded by Lee Rosner, all in favor the vote was 3 – 0 (one vacancy and one absent).

3. Appeal No. 329-05 Section 17 Block 7 Lot 2
 Section 21 Block 6 Lots 14.1 & 14.2
 North Shore Pro, LLC (F.K.A. P.J. Oakland Partners LLC)

Consider extension of ZBA decision.

The applicant, represented by Enrico Scarda, requested an extension of the ZBA decision.

Lee Rosner previously recused himself from this application because of an ongoing business relationship with Enrico Scarda, a Member of Oakland Partners LLC. Due to the lack of required ZBA members present this evening, Mr. Rosner announced that he would vote on this extension request as it is procedural in nature, had been previously approved and no changes were requested from the original approval, other than an extension of time.

Michael Verruto made a motion to grant the extension for nine months, Robert Strong seconded the motion, all in favor 3 – 0 aye.

4. Appeal No. 352-06 Section 15, Block 5, Lot 13, 17
 Cherry Tree Properties Inc.
 East side of Washington Ave, 219. 5' south of Old Post Rd.

Area variance application for permission to build a single-family residence on two non-complying lots situate on the east side of Washington Avenue, approximately 220' s/o Old Post Road in the Single-Family Residence R-B2 District. The appellant requests the following relief:

- 1) Minimum lot area: 15,000 s.f. Required, 8,000 s.f. Requested;
- 2) Minimum side yard setback: 18' required, 8.5' requested;
- 3) Minimum total side yard setback: 40' required, 17' requested;
- 4) Minimum lot width: 100' required, 40' requested.

Bill Jaeger of Hawkins, Webb & Jaeger represented the applicant. He read the definition of the “single and separate” into the minutes.



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