

BOROUGH OF ALLENDALE  
BOARD OF ADJUSTMENT  
500 W. Crescent Ave.  
Allendale, NJ 07401

April 27, 2016  
8 p.m.

**AGENDA**

Formal action may be taken.

1. Call to Order
2. Open Public Meetings Act
3. Roll call
4. Approval of minutes of March 23, 2016
5. Resolution Memorializing Variance Application Approval:
  - a. Applicant: Jason and Suzanne Warzala  
Application: Variance – Minimum Lot Area (270-54E)  
Variance – Minimum Lot Width (270-54F)  
Variance – Front Yard Set Back (270-54B)  
Address: 53 Harreton Road, Allendale, New Jersey 07401  
Block: 508 Lot: 16  
Application File No: ZBA 2016-3
6. Resolution Denying Variance Application:
  - a. Applicant: Tyler and Lindsey Kearl  
Application: Variance – Minimum Side Yard Setback (270-64C)  
Variance – Minimum Front Yard Setback (270-57B)  
Variance – Minimum Lot Area (270-57E)  
Variance – Minimum Rear Yard Setback (270-57D)  
Variance – Maximum Floor Area (270-63A)  
Variance – Minimum Lot Width (270-57F)  
Variance – Pre-Existing Non-Conforming Structure (270-37A)  
Address: 15 Homewood Avenue, Allendale, New Jersey 07401  
Block: 2005 Lot: 2  
Application File No: ZBA 2016-2
7. Public Hearing of Applications:
  - a. Applicant: Tyler and Lindsey Kearl  
Application: Variance – Minimum Side Yard Setback (270-64C)  
Variance – Minimum Front Yard Setback (270-57B)

Variance – Minimum Lot Area (270-57E)  
Variance – Maximum Floor Area (270-63A)  
Variance – Minimum Lot Width (270-57F)  
Variance – Pre-Existing Non-Conforming Structure (270-37A)

Address: 15 Homewood Avenue, Allendale, New Jersey 07401

Block: 2005 Lot: 2

Application File No: ZBA 2016-4

b. Applicant: Theodore and Barbara Zientek

Application: Variance – Minimum Lot Area (270-57E)  
Variance – Minimum Lot Width (270-57F)  
Variance – Right Side Setback (270-64C)  
Variance – Corner Lot (270-22)

Address: 603 Franklin Turnpike, Allendale, New Jersey 07401

Block: 911 Lot: 16

Application File No: ZBA 2016-5

c. Applicant: Greg Ferretti

Application: Variance – Minimum Side Yard Setback (270-64B)  
Variance – Minimum Front Yard Setback (270-54B)  
Variance – Minimum Lot Area (270-57E)  
Variance – Minimum Lot Width (270-57F)  
Variance – Pre-Existing Non-Conforming Structure (270-37A)

Address: 117 Powell Road, Allendale, New Jersey 07401

Block: 1907 Lot: 25

Application File No: ZBA 2016-6

d. Applicant: Douglas and Jennifer Hart

Application: Variance – Minimum Side Yard Setback (270-64A)  
Variance – Maximum Impervious Coverage (270-62)

Address: 278 Schuyler Road, Allendale, New Jersey 07401

Block: 1301 Lot: 18

Application File No: ZBA 2016-7

8. Open to the Public

9. Meeting adjournment