

**Midland Park Zoning Board of Adjustment  
ANNUAL REPORT  
(Pursuant to N.J.S.A. 40:55D-70.1)  
Action Taken by the Board – January 2020 through December 2020**

	<b>Applicant Name &amp; Property Information</b>	<b>Application/Description</b>	<b>Variances Granted</b>	<b>Hearing Dates</b>	<b>Action of the Board</b>	<b>Date of Adoption of Resolution</b>	<b>Conditions</b>
1	Hallak, Jacques & Shanna 101 Dairy Street (Block 10.05 Lot 4) Zone R-1	Application for a variance for rear yard and side gate fence height that were both previously installed without a variance. Rear yard fence was installed over the property line.	<ul style="list-style-type: none"> <li>• Fence Height               <ul style="list-style-type: none"> <li>○ Required – 4’</li> <li>○ Proposed – 6’</li> </ul> </li> </ul>	2/12/20	approved 2/12/20	3/11/20	Subject to all standard conditions, including: <ul style="list-style-type: none"> <li>• Rear yard fence to be relocated onto the applicant’s property</li> </ul>
2	Acme Markets, Inc. 136 Lake Avenue (Block 3 Lot 4.02) Zone B-3	Application for a variance and site plan waiver to allow for the year-round outdoor display of seasonal items for sale to customers.	<ul style="list-style-type: none"> <li>• Outdoor storage area               <ul style="list-style-type: none"> <li>○ Permitted - 60 days in any year for any one business</li> <li>○ Proposed – year-round</li> </ul> </li> </ul>	11/11/20	approved 11/11/20	12/9/20	Subject to all standard conditions, including: <ul style="list-style-type: none"> <li>• The applicant is required to file the site plan with the Borough so that the 434 SF cumulative areas for outdoor storage and display are properly demarcated and on file.</li> <li>• Additional variance and approval required if the size and/or location of the areas for outdoor display changes in any way</li> <li>• The applicant must comply with all the recommendations/requirements in the memo from Fire Prevention, including but not limited to the installation of sprinklers</li> <li>• The areas demarcated in blue for the storage of shopping carts to be removed. All shopping carts shall be stored inside or in the designated areas within the parking lot. No shopping carts shall be stacked within the sidewalk area fronting the building.</li> </ul>