

Midland Park Zoning Board of Adjustment
ANNUAL REPORT
(Pursuant to *N.J.S.A. 40:55D-70.1*)
Action Taken by the Board – January 2021 through December 2021

	Applicant Name & Property Information	Application/Description	Variances Granted	Hearing Dates	Action of the Board	Date of Adoption of Resolution	Conditions
1	Moyeno, Louis G. & Suarez, Evelyn 95 College Road (Block 10.22 Lot 4) Zone R-1	Application for a variance for 6' fence along the rear property line which borders public Borough property, and along the western side property line of the rear yard which borders the parking lot for a public park.	<ul style="list-style-type: none"> • Fence Height <ul style="list-style-type: none"> ○ Required – 4' ○ Proposed – 6' 	3/10/21	approved 3/10/21	4/14/21	Subject to all standard conditions, including: <ul style="list-style-type: none"> • All fencing installed between the southeastern corner of the dwelling and the eastern property line, and along the eastern property line shall be limited to 5' in height
2	Garcia, Miguel & Amber 38 Van Blarcom Avenue (Block 20 Lot 5) Zone R-1	Application for a variance for 6' fence height along the Habben Avenue property line (across the street from the new Starbucks Drive-Thru)	<ul style="list-style-type: none"> • Fence Height <ul style="list-style-type: none"> ○ Required – 4' ○ Proposed – 6' 	4/14/21	approved 4/14/21	5/12/21	Subject to all standard conditions, including: <ul style="list-style-type: none"> • Proposed fence should be neutral in color
3	Lubbe, Gerard 49 Colonial Road (Block 25.10 Lot 34.05) Zone R-1	Application for variances for rear yard setback, distance of accessory structure to principal dwelling, and improved lot coverage to allow for the construction of 2 ground floor additions.	<ul style="list-style-type: none"> • Rear Yard Setback <ul style="list-style-type: none"> ○ Required – 27.5 ○ Proposed – 25 • Accessory structure – distance from principal dwelling <ul style="list-style-type: none"> ○ Required – 10' ○ Proposed – 7' • Improved Lot Coverage <ul style="list-style-type: none"> ○ Permitted – 40% ○ Proposed – 42% 	6/9/21	approved 6/9/21	7/14/21	Subject to all standard conditions, including: <ul style="list-style-type: none"> • Applicant shall provide an as-built plan to the Building Department
4	Mature Environments, Inc. d/b/a Mill Gardens 36 Faner Road (Block 27 Lot 5) Zone R-1	Application for amended site plan and variance approval for the improvement of open recreational space and the expansion of a dumpster area	<ul style="list-style-type: none"> • Fence Height – for proposed additional dumpster area <ul style="list-style-type: none"> ○ Permitted – 5' ○ Proposed – 6' • Impervious Coverage <ul style="list-style-type: none"> ○ Permitted – 45% ○ Existing – 59.7% ○ Proposed – 60.7% 	7/14/21	approved 7/14/21	8/11/21	Subject to all standard conditions, including: <ul style="list-style-type: none"> • The grass paver fire lane shall be expanded to 20' in width, tapering down to 16' at the cul-de-sac and where necessary so as not to interfere with the dumpster expansion and site plan improvements • The garbage and recycling pick-up shall only be done at times allowed by and consistent with the existing Borough ordinance