



Willow Street Properties declined to comment.

The subdivision that Plofker wants would be 14,460 square feet, and the three-story townhouses were designed by Montclair architect Paul Sionas.

The variances are for construction of the townhouses in an R-1 residential zone; permission to have eight on-site parking spaces instead of the 9.6 required by town ordinance; permission for a rear-yard setback of 20 feet, 4-inches, rather than the 23.54 feet required by the township; and approval to have building coverage of 4,286 square feet rather than the maximum of 3,615 set by the municipality.

The proposed townhouses would have a brick veneer, chimneys and be situated as pairs, with two next to each other.

The project is one of several multifamily developments that Plofker either has under construction, has approval for, or is seeking approval for.

He [recently won the go-ahead](#) from the township to build a mixed-use development with 11 residential units at the former site of the Diva Lounge on Bloomfield Avenue. And he will be looking to construct [seven townhouses on Orange Road](#).