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# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday May 13, 2024 beginning at 7:30 PM. The meeting will be held in the Court/Council Room located on the first floor at 19 Harrison Avenue**

**ANYONE WITH QUESTIONS MAY CALL THE ZONING OFFICE AT 973-226-6565 OR EMAIL JCAMPBELL@ROSELANDNJ.ORG**

The agenda, to the extent now known, is as follows. Formal action may be taken.

1.) Call to Order

2.) Open Public Meetings Act Statement & Salute to the Flag

3.) Roll Call

4.) Public Hearings: -

1. Carried from the April 8, 2024 meeting, Appeal # 22-05 of Outfront Media, contractor for property owner of block 2, lot 5, known as 52 Eisenhower Parkway, Roseland NJ, requesting C & D Variances in conjunction with Major Site Plan approval for multi media advertising sign
2. Appeal # 23-20 of First Serve Tennis LLC, Lessee of property situate block 20, lots 8 & 9, known as 101 Eisenhower Parkway, Roseland NJ, requesting Major Site Plan approval for D Variance and associated site improvements for proposed conversion of parking area for private pickle ball recreational facilities
3. Appeal # 24-04 of Arthur Rees & Alexa Bacino, owners of property situate block 59, lot 35 known as 27 Evelyn Road , Roseland NJ, requesting C Variance relief for side yard setback of 7 feet where 10 is required and total improved coverage of 42.3% where 35% is allowed for a ground level patio as per Ord. 30-404.1(d)
4. Appeal # 24-05 of Pedro & Marissa Tejeda , owners of property situate block 22, lot 31 known as 75 Roosevelt Street , Roseland NJ, requesting C Variance relief in conjunction with proposed in ground swimming pool in the R-4 Zone with a proposed total improved coverage of 47.4% where 41.5% currently exists and 35% is permitted under Ord 30-404.1(d)

5.) Approval of Minutes –April 8, 2024

6.) Resolutions –

1. Appeal # 24-03 of Molly & Anthony Raime, owners of property situate block 41, lot 19, known as 11 Godfrey Avenue, Roseland NJ, requesting C Variance relief for proposed patio with a side-yard setback of 8.74 feet where 10 feet is required by Ord 30-403.7.b.1.a and proposed improved coverage of 57.36% where 48.12% exists and 35% is allowed by Ord 30-404.1(d) in the R-4 Zone

7.) General Business –

James Campbell

Administrative Officer

Zoning Board

May 7, 2024