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# NOTICE

**Special Meeting of the Zoning Board of the Borough of Roseland will be held on Thursday April 20, 2023 beginning at 6:30 PM. The meeting will be held in the Court/Council Room located on the first floor at 19 Harrison Avenue**

**PLEASE NOTE THAT THE ZONING BOARD MEETINGS WILL BE CONDUCTED IN- PERSON ONLY**

**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. Appeal # 23-05 of Brian McLoughlin & Lindsey Russo, owners of property situate block 44, lot 25, known as 10 Park Street, Roseland NJ, requesting C Variance relief for total improved coverage of 36.38% whereby 35% is the maximum and side yard setbacks of 11.0 & 11.2 where 12 feet are required on both side in conjunction with one- and two-story additions to an existing single-family house.
2. Appeal # 23-06 of Simon Shreeve, owner of property situate block 14, lot 1 known as 24 Pitcairn Drive, Roseland NJ, requesting C Variance relief for side yard setback of 5 feet where 10 feet is required for an accessory patio and side yard setback of 3 feet where 5 feet is required for a shed less than 150 sq feet as per Ordinance 30-404.7(b)1.a in the R-3 Zone.
3. Appeal # 23-07 of Nicholas & Melissa Barcadepone, owners of property situate block 35, lot 20, known as 7 Condit Court , Roseland NJ, requesting C Variance relief for rear yard setback of 39.9 feet where 50 feet is required as per Ordinance 30-404.1d) in the R-4 Zone
4. Carried from the March 13, 2023 Special 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

5.) Approval of Minutes – Feb 13 & Feb 16, 2023

6.) Resolutions –

a.) Appeal # 23-01 of Frank & Janelle Firavanti, owners of property situate block 41, lot 11, known as 16 Lyons Avenue, Roseland NJ, requesting C Variances for side & rear yard setbacks of 9.54 and 7.94 and 41.12 where 12 feet are required for each side yard and 50 feet is required for rear yard setback in the R-4 Zone

b.) Appeal # 23-03 of Dennis Legnante & Dianna Simonelli, owners of property situate block 6, lot 1.02, known as 25 Cooper Avenue, Roseland NJ, requesting C Variance relief for improved coverage of 42.2% where 35% is allowed and rear yard setback for an accessory structure of 3 feet where 10 feet is required in the R-4 Zone for a paver patio in the rear yard

7.) General Business –

James Campbell

Administrative Officer

Zoning Board

April 13, 2023