# 

# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday December 11, 2023 beginning at 7:30 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. Carried from the November13, 2023 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 – November 13, 2023

6.) Resolutions –

1. Appeal # 23-19 of Chi Y Ma, owner of property situate block 3, lot 5, known as 27 Second Avenue, Roseland NJ, requesting C Variance relief for proposed expansion of existing driveway with a side-yard setback of 0 feet where 5 feet is required by Ord 30-508.1(d) in the R-4 Zone
2. Appeal # 23-16 of 4th Ave Roseland LLC, owner of property situate block 6, lot 6.01, known as 10 Fourth Avenue, Roseland NJ requesting C Variances for amended site plan to include revised front, side and rear yard setbacks as per as built plans
3. Appeal # 23-17 of 4th Ave Roseland LLC, owner of property situate block 6, lot 6.02, known as 12 Fourth Avenue, Roseland NJ, requesting C Variances for amended site plan for front, side and rear yard setbacks, as well as building and improved coverage

7.) General Business –

James Campbell

Administrative Officer

Zoning Board

December 5, 2023