#  NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday June 13, 2022 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 AS OF MAY, 2022**

 **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 # 21-08 of Hasan Hamad, owner of property situate block 23, lot 27, known as 46 Cortland Street, Roseland NJ, requesting C Variance relief for side yard setback of 1 foot where 10 feet is required, total improved coverage of 50.2% where 35% is allowed and floor area of 802 feet where 600 is allowed for proposed ground level patio
2. Appeal # 22-09 of Alexa Bacino & Arthur Rees, owner of property situate block 59, lot 35, known as 27 Evelyn Road, Roseland NJ, requesting C Variance for five-foot-tall fence in the front yard where 3 feet is allowed
3. 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 – May 9, 2022

 6.) Resolutions

1. Appeal # 22-04 of Ryan & Alyssa Casazza, owners of property situate block 22, lot 10, known as 11 Roosevelt Street, Roseland NJ, requesting C Variances for side yard setback of 8.7 & 4.7 feet where 12 feet are required in the R-4 Zone

b.) Appeal # 2206 of Stephen & Stefanie Cuellar, owners of property situate block 19, lot 7, known as 1 Beechtree Road, Roseland NJ, requesting six foot tall fencing and less than 50% open as required by Ord. 30-403.8 in the front yard

1. appeal # 22-07 of Charles & Margaret Christiana, owners of property situate block 12, lot 32, known as 57 Pitcairn Drive, Roseland NJ, requesting side yard set back of approximately 5 feet where 20 feet is required for a new natural gas generator
2. appeal # 22-01 of Edward Dwyer, owner of property situate block 52, lot 9, known as 10 Ford Avenue, Roseland NJ, requesting C Variance for side yard setback of 32.09 feet where 35 feet is required in the R-2 Zone
3. Appeal # 20-12 of Glen & Donna Villacari, owners or property situate block 51, lot 10, known as 11 Ford Avenue, Roseland NJ, requesting C Variance to place new stand by generator within the front yard

 7.) General Business –

James Campbell

Administrative Officer

Zoning Board

June 7, 2022