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# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday February 13. 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 January 9, 2023 meeting, Appeal # 22-13 of Patrick McKenna, purchaser under contract of property situate block 30.01, lot 3, known as 363 Eagle Rock Avenue, requesting C & D Variances to locate commercial landscaping business, new accessory structure and associated site improvements
2. Appeal # 23-02 of Almir & Rachel Kureshepi, owners of property situate block 38, lot 12, known as 31 Godfrey Avenue, Roseland NJ, requesting C Variance relief for proposed improved coverage of 41% where 35% is allowed in the R-4 Zone for proposed expanded driveway/parking area

New Business – Swearing in of new board member Almir Kureshepi

1. 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
2. Appeal # 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

5.) Approval of Minutes – January 9, 2023

6.) Resolutions –

a.) Appeal # 22-12 of CubeSmart, LP, owner of property situate block 15, lot 32, known as 465 Eagle Rock Avenue, Roseland NJ, requesting C & D Variances in conjunction with proposed new three- story building and associated site improvements

7.) General Business –

James Campbell

Administrative Officer

Zoning Board

February 6, 2023