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# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday March 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 February 16, 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
2. Appeal # 23-04 of Leandro & Jennifer DaSilva, owners of property situate block 34, lot 38, known as 51 Ridge Road, Roseland NJ, requesting C Variances for Side yard setbacks of 34.6 and 13.3 where 35 feet is required and distance required from principal structure to accessory structure of 11.3 feet where 12 feet is required
3. 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.

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

b.) 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

c.) 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

d.) 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

e.) 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

March 6, 2023