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# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday July 10 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. Appeal # of Michael & Michelle Delaney, owners of property situate block 34, lot 74, known as 5 Monroe Avenue, Roseland NJ, requesting C Variance relief for proposed driveway expansion with a side-yard setback of .03 feet where 5 feet is required by Ord 30-4508.1.d and also total improved coverage of 48.5 % where 35% is allowed in the R-4 Zone

1. Carried from the June 12, 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 # 23-16 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

 5.) Approval of Minutes – June 12, 2023

 6.) Resolutions –

a.) Appeal # 23-10 of Jeremy Criscuolo, owner of property situate block 12J, lot 15, known as 43 Condit Court, Roseland NJ, requesting C Variance relief for rear yard setback of 38.29 feet where 50 feet is required as per Ordinance 30-404.1d) in the R-4 Zone and side yard setback of 7.04 feet whereby 12 feet is required in the R-4 Zone as per Ordinance 30-404.1d

b.) Appeal # 23-11 of Ian & Renee Montgomery, owners of property situate block 15, lot 1, known as 9 Wingate Way, Roseland NJ, requesting C Variance relief for 6 foot solid and 4.5 foot 50% open fencing, where fencing no higher than 3 feet and 50% is allowed as per Ordinance 30-403.8 in the R-3 Zone past the front plane of the principle structure

c.) Appeal # 23-12 of Mark and Laura Lab, owners of property situate block 30, lot 18, qualifier C0026, known as 12 Varick Way, Roseland NJ, requesting C Variance relief for proposed deck with a rear yard setback of 43 feet where 50 feet is required by Ord 30-404.2.c.2 in the AH2-R8 Zone

 7.) General Business –

James Campbell

Administrative Officer

Zoning Board

July 5, 2023