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# NOTICE

**Regular Meeting of the Zoning Board of the Borough of Roseland will be held on Monday August 14, 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 # 23-18 of Wesley Hughes, owner of property situate block 7, lot 12.01, known as 26 Cooper Avenue, Roseland NJ, requesting C Variance for rear yard setback of 18 feet where 50 feet is required and side yard setback of 8 feet where 12 feet is required in the R-4 Zone for proposed deck and sunroom
2. Carried from the July10 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
3. Carried from the July 10, 2023 meeting, 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
4. Carried from the July 10, 2023 meeting, 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 – July 10, 2023

6.) Resolutions –

a.) 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

7.) General Business –

James Campbell

Administrative Officer

Zoning Board

August 7, 2023