# NOTICE

Regular Meeting of the Zoning Board of Adjustment of the Borough of Roseland will be held on Monday April 11, 2022 beginning at 7:30 PM. The meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020 which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103,107,119, 138, & 1 51, declaring a "Public Health Emergency and State of Emergency" and has directed residents to quarantine and practice social distancing.

There will be no in person meeting. If you wish to observe or participate in the meeting you must do so as set forth below.

# VIRTUAL MEETING ACCESS AND PARTICIPATON INSTRUCTIONS

The Borough of Roseland Zoning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

1. Zoom Meeting" link at <https://zoom.us/j/99609316167?pwd=Qnh0UEcxSVNoclV4UWJpRWlhYk96Zz09>
2. Phone numbers listed at <https://zoom.us/j/99609316167?pwd=Qnh0UEcxSVNoclV4UWJpRWlhYk96Zz09>
3. 312 626-6799
4. 646 558 8656; or
5. 301 715 8592; or
6. 669 900 9128; or
7. 253 215 8782; or
8. 346 248 7799

c. Or the following link: <https://zoom.us/j/99609316167?pwd=Qnh0UEcxSVNoclV4UWJpRWlhYk96Zz09>

Zoom attendees wishing to contribute during the Public Comment/ Question portion of each agenda item must click the “raise hand” button in order to indicate to the Board Chair or Secretary the attendee's desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number. Phone users must dial (\*9) to use the “raise hand” function and \*6 to unmute

Upon having a "raised hand" acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments after being sworn in.

The Board retains discretion to curtail each commenter's opportunity to speak and will mute the speaking attendee's connection at the end of their time. You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us.test>.

Any questions can be directed to the Zoning office at 973-265-6565 during normal business hours.

Attendees wishing to make public comment may do so using the following procedure:

1. Use “Raise Hand” icon in the Zoom program (web access)
2. Pressing ‘\*9’ (telephone access)
3. Send email to ZONING@ROSELANDNJ.ORG

NO LATER THAN 12 PM ON THE DAY OF THE MEETING

1. Send written letters to:

Borough of Roseland Board of Adjustment

300 Eagle Rock Avenue

Roseland NJ 07068

Attn: James Campbell

WRITTEN LETTERS MUST BE RECEIVED AT LEAST 1 BUSINESS DAY PRIOR TO THE MEETING

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 March 14, 2022 meeting, 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
2. 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
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

5.) Approval of Minutes

6.) Resolutions:

b.) Appeal # 22-02 of Scott & Josephine Leichter, owners of property situate block 29, lot 8, known as 4 Fernwood Avenue, Roseland NJ, requesting C Variances for side yard setback of 9.84 feet where 12 feet is required, rear yard setback of 48.2 feet where 50 feet is required, improved coverage of 43.99% where 35% is allowed in conjunction for a proposed addition and stand by generator

c.) Appeal # 22-03 of David Dooley & Anastasia Shamin, owners of property situate block 34, lot 37, known as 55 Ridge Road, Roseland NJ, requesting C Variance for side yard setback of 15 feet where 35 feet is required in the R-2 Zone for a proposed AC unit

**TO VIEW ALL DOCUMENTS ASSOCIATED WITH THIE MEETING**

 <https://www.zonify.org/meeting/867>

7.) Payment of Bills

8.) General Correspondence

James Campbell

Administrative Officer

April 5, 2022