

## NOTICE

Regular Meeting of the Zoning Board of Adjustment of the Borough of Roseland will be held on Monday December 14, 2020 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, & 151, 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 PARTICIPATION 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:

- a. Zoom Meeting" link at  
<https://zoom.us/j/99609316167?pwd=Qnh0UEcxSVNoclV4UWJpRWlhYk96Zz09>
- b. Phone numbers listed at  
<https://zoom.us/j/99609316167?pwd=Qnh0UEcxSVNoclV4UWJpRWlhYk96Zz09>
- 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

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.

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:
  - a.) Carried from the November 9, 2020 meeting, Appeal # 20-07 of EMMR Limited Partnership, owner of property situate block 23, lots 15 & 16, known as 204 Eagle Rock Avenue, Roseland NJ, requesting amended approval and expansion of non-conforming use to allow additional office type uses whereas the original approval allowed specific professional office uses
  - b.) Carried from the November 9, 2020 meeting, Appeal # 19-06 of William & Sandy Broughton, owners of property situate block 23, lot 29, known as 80 Harrison Avenue, Roseland NJ, requesting D Variance relief to convert existing single-family residence into a two family as well as the expansion due to two existing principle structures on site

**APPLICATION TO BE CARRIED TO THE JANUARY 11, 2021 MEETING**

- c.) Appeal # 20-11 of Ryan Curran, owner of property situate block 49, lot 37, known as 9 Birch lane, Roseland NJ, requesting C Variance for side yard setback associated with proposed second story addition

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

Please visit this link

<https://www.zonify.org/meeting/733>

- 5.) Approval of Minutes –
- 6.) Resolutions
  - a.) Appeal # 20-10 of Joseph & Gihan Minish, owners of property situate block 49, lot 6.07, known as 18 Thackeray Drive, Roseland NJ, requesting C Variance for side yard setback for installation of a new stand by generator
- 7.) Payment of Bills
- 8.) General Correspondence

James Campbell  
Administrative Officer  
Zoning Board  
December 7, 2020