

**WEST CALDWELL BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
July 10, 2014**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

June 12, 2014

MEMORIALIZATION OF RESOLUTIONS

#Z14-06, Daniel and Nicole Maida, 16 Westover Terrace, Block 601 Lot 55 R-3 Zone

#Z14-07, Steven and Mary Barrasso, 67 Richard Avenue, Block 1807, Lot 11, R-4 Zone

HEARINGS:

#1 – Z14-09, Matthew and Tammy Bishop, 41 Johnson Ave, Block 1801, Lot 12, R-4 Zone

Seeks N.J.S.A.40:55D-70 C variances to construct a one story addition to the rear of home and a deck with proposed rear yard setback of 20.7' and 30' is required after calculation as per section 20-5.4c3; Lot coverage of 47% is proposed where a maximum of 30% allowed section 20-5.4; minimum left yard setback where 6.8' proposed and 10' required and the addition places the existing AC condenser in the front half of the side yard and not permitted section 20-21.11.

#2 - Z14-05, Roger Toll, 112 Ravine Avenue, Block 802 Lot 1, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct approximate 22 square foot addition onto the rear/side of the home. The applicant has proposed a front/side yard setback of 13.62 feet whereas a minimum of 40 feet is required, as it is a corner lot. Section 20-21.8.b schedule of district regulations. The addition has a proposed lot coverage of 26-32% whereas a maximum of 30% is required. Section 20-5.4 schedule of district regulations- lot coverage.

#3 – Z14-10, Francis and Victoria O'Brien, 183 Westville Ave, Block 2401 Lot 38, R-4 Zone

Seeks N.J.S.A. 40:55D-70 C variances to construct an approx. 24x40 accessory structure in the rear of the property. The proposed setback from property lines are .95' and 1.25' where 5' is required; the proposed lot coverage is approx. 57% where a maximum of 30% is allowed, section 20-5.4

#4 – Z14-08, Rachelle Russomanno and Gerald Russomanno, 87 Fairfield Ave, Block 1002 Lot 26, R-3 Zone Seeks N.J.S.A. 40:55D-70 C variances to construct an approx 9x16' deck, with proposed distance of 1 foot from garage where 6 feet is required between accessory structures, section 20-19.1.e; Proposed lot coverage is 45% where maximum 30% is permitted section 20-5.4.

#5 – Z14-03, Muhtesem Bocu, 121 Central Avenue Block 503, Lot 5 R-4 Zone Seeks N.J.S.A. 40:55D-68 Certificate of Non-Conformity – 2 family house, and variances for front yard setback whereas 24' is proposed for front porch addition and a minimum of 30' is required.

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT