

**WEST CALDWELL BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
September 18, 2014**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

HEARINGS

1. **#Z14-03, Michael Bocu, 121 Central Avenue, Block 503, Lot 5, R-4 Zone**
Seeks N.J.S.A. 40:55D-68 for a Certificate of Non-Conformity, for a two-family home to continue as a permitted non-conforming use in the R-4 zone.
Also seeks simultaneously, a variance to construct a front entry and front porch addition. The proposed front entry and front porch addition has a front yard setback of 24' whereas a minimum front yard setback of 30' is required.
(ordinance section 20- 18c).

2. **#Z14-13, Thomas and Theresa Kelleher, 110 Ravine Ave, Block 802, Lot 2, R-4 Zone**
Seeks N.J.S.A. 40:55D-70.C variance to construct a patio, driveway extension, and planter in the rear of existing single family dwelling. The proposed addition is not in compliance with the West Caldwell Zoning Ordinances and seeks relief for the following: total lot coverage of 43.3% is proposed, whereas a maximum of 30% is allowed
(ordinance section 20-5.4).

3. **#Z14-12, Brian & Lisa Cook, 3 Brian Place, Block 2800, Lot 18, R-3 Zone**
Seeks N.J.S.A. 40:55D-70.C variance to construct a deck onto the rear of their house. The proposed deck is not in compliance with the West Caldwell Zoning Ordinances and seeks relief for the following: rear yard setback requirements of 35' proposed, whereas a minimum of 41.5' is required. (ordinance section 20-5.4 and 20-19.5.c)

BUDGET

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT