

**WEST CALDWELL BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
July 16, 2015**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

MEMORIALIZATION OF RESOLUTIONS:

- 1 Z15-09 Michael & Nicole Tirrito, 16 Lougheed Avenue, Block 2201 Lot 63, R-4 Zone
- 2 Z15-10 Bernard and Nicholas Russomano, 8 Deerfield Road, Block 2604, Lot 4 R-4 Zone
- 3 Z15-11 Gary & Theresa Pankiewicz, 14 Evergreen Road, Block 2202 Lot 7, R-4 Zone
- 4 Z15-12 Fred Truzzolino, 1 Gymoty Road, Block 2801 Lot 1, R-3 Zone District

HEARINGS:

1 Z15-13 Tina Russo-Rivera, 53 Dalewood Road, Block 2700 Lot 28, R-3 Zone District
Seeks N.J.S.A. 40:55D-70C variance to install a 6 foot fence. The applicant has proposed a front yard setback (corner property) of 10.5' whereas a minimum of 20' is required Section 20-21.14b. Continuation from June 4, 2015

2 Z15-15 Robert & Lauren Mooney, 12 McKinley Avenue, Block 306 Lot 11, R-4 Zone District
Seeks N.J.S.A. 40:55D-70C variance to construct a second story addition. The applicant has proposed a side yard setback of 19'-39" whereas a minimum of 20.83' (30% of required 69.61" lot width) is required. Section 20-18.1b schedule of district regulations - defines a vertical extension as an enlargement of an existing nonconformity. A front yard setback of 27'9", is proposed whereas a minimum of 40' is required. Section 20-5.4 schedule of district regulations

3 Z15-16 Louis & Andrea LaMedica, 39 Washington Avenue, Block 508 Lots 24, R-4 Zone District
Seeks N.J.S.A. 40:55D-70C variance to construct a rear deck. The applicant has proposed a side yard setback of 6'49" whereas a minimum of 10 (left side) is required. Section 20-5.4 schedule of district regulations- side yard setback. The applicant has proposed a plan with lot coverage of approx. 36% is proposed and whereas 30% is maximum, (Section 20-5.4.)

4 Z15-18, Karl & Meredith Otterbein, 11 Boxwood Drive, Block 701 Lot 30, R-2 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct a front porch, and second story addition. The applicant has proposed a front yard setback of 35'7", whereas a minimum of 40' is required. Section 20-5.4 schedule of district regulations.

CORRESPONDENCE:

Letter dated July 7, 2015 regarding application for Z14-18 Joseph Santangelo, 108 Ravine Avenue, Block 802, Lot 3 R-4 Zone

DISCUSSION:

Interpretation of the Zoning Ordinance specifically as it relates to Lot Coverage

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT