

**WEST CALDWELL BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
May 18, 2015**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

HEARINGS:

#Z15-04, Hawthorne Charitable Foundation, 31 Fairfield Avenue, Block 1002 Lot 9, R-3 Zone District

Seeks N.J.S.A. 40:55D-70(d) 1 variance, bulk variances, preliminary and final site plan approval to convert a formal house of worship to the proposed use (therapeutic services for children with special needs) which is not specifically permitted in the R-3 Zone District. The separate manse structure would be used for families to stay with their children at the facility.

The Applicant also seeks the following variances pursuant to N.J.S.A. 40:55D-70c and / or waivers from the Township Parking regulations:

1. 20-23g. Minimum 5' parking setback to property line, 0' proposed as there is a shared driveway with adjoining lot 10. This section of the code states: "...where deemed appropriate by the Board of Adjustment, contiguous driveways on adjoining residential properties may be permitted".
2. 20-23.4(d). Number of parking spaces.
3. 20-23.3.f. Curbing along both sides of all access drives.
4. 20-23.5.d. 25' parking aisle width required, approximately 20' provided at shared two way driveway along right side of building.
5. 20-23.4.d.19. Garage of at least 240 s.f. required, none provided.

The applicant has properly noticed for these variances.

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT