

**WEST CALDWELL BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
May 7, 2015**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

CALENDAR:

Meeting for May 18, 2015 has been noticed.

MEMORIALIZATION OF RESOLUTIONS

Z15-01 Gary Moeller & Ruthann Hartmann, 125 Hillside Ave, Block 101, Lot 42, R-4 Zone District

Z15-03 Olivia & Nick Amorosi, 8 Springdale Ave, Block 803, Lot 30, R-4 Zone District

HEARINGS:

#Z15-02, Douglas L. Cummings, 60 St. Charles Ave, Block 1807 Lot 6, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct a one story addition onto the rear of the home. The plans are not in compliance with the West Caldwell Zoning Ordinance and seeks relief for the following: a side yard setback of 4.54' whereas a minimum of 10 feet is required. Section 20-5.4, Rear yard setback- Minimum 32.5' required, 28'-7" proposed. Same section requires the lowering of the maximum building height by 4.375' to 30.625', 21'-1" existing. Section 20-5.4. Lot coverage- Maximum 30% permitted, 48.6% proposed. Section 20-5.4 and detached accessory structures to be located at least 10' from principal structure, approximately 6' proposed Section 20-19.1.e.

#Z15-06, Michael Miscia, 24 Beechwood Road, Block 2606 Lot 24, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct an open porch, The applicant has proposed a porch that has a front yard setback of 24', whereas a minimum of 40' is required. Section 20-5.4C2 schedule of district regulations.

#Z15-07, Louis Ferrara, 29 Dawson Drive, Block 2607 Lot 13, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct a covered front porch, and second story addition. The applicant has proposed a front yard setback of 26'3", whereas a minimum of 40' is required. Section 20-5.4C2 schedule of district regulations.

#Z15-08 Charles & Gina Stadtman, 160 Central Avenue, Block 506 Lots 17&18, 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 15'-5" whereas a minimum of 22.5' (30% of required 75' lot width) is required. Section 20-54 schedule of district regulations- side yard setback-note 4

Z14-18, Joseph Santangelo, 108 Ravine Avenue, Block 802, Lot 3 R-4 Zone

Seeks N.J.S.A. 40:55D-70 c variances for hot tub be placed 0' feet from dwelling where 10' is required, a site plan approval, side yard setback for driveway whereas minimum 5' is required, 1 foot is proposed. (Section 20-23.g), side yard setback for easterly side of dwelling whereas 9.9' exists where 10' is required (20-5.4), front yard setback for front steps whereas maximum of 4' is allowed (section 20-5.4c2), and 6' exists and patio installed exceeds maximum coverage of 30% (section 20-5.4). Continuation from April 2, 2015.

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT