

**WEST CALDWELL BOARD OF ADJUSTMENT
DRAFT
PUBLIC MEETING AGENDA
May 5, 2016**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPOINTMENT OF BOARD OF ADJUSTMENT SECRETARY

MEMORIALIZATION OF RESOLUTIONS:

1. Z15-19 Mary Beth, Anthony & Guiseppe Lentine, 19 Bond Place, Block 2607 Lot 31, R-4 Zone District

HEARINGS:

1.Z16-02 Goldberg Realty 1048 Bloomfield Avenue, Block 1805, Lot 7, B-1 Zone District

Seeks N.J.S.A. 40:55D-70C variances to replace an existing sign with a new freestanding sign with a proposed square area of 18 square feet and 16 square feet is permitted.(section 20-24.1(h) Sign is limited to name of complex or building and/or street number and leasing information is proposed (section 20-24.4(g) sign content). Sign is proposed approximately 2 feet from right -of-way and 12.5 feet is required (section 20-24.4(g)

2. Z16-04, Geremino & Julia Hathaway-Maioriello, 6 DeCamp Court, Block 2500 Lot 39, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct a rear patio, expand the front porch and widen the front walkway. The applicant has proposed a porch that has a front yard setback of 22.98', whereas a minimum of 40' is required. Section 20-5.4C2 schedule of district regulations; a plan with lot coverage of approx.33.14% is proposed and whereas 30% is maximum, (Section 20-5.4.) and a rear yard setback of approx. 24' whereas a minimum of 30' is required. (Section 20-5).

3. Z16-06, Rami F. Rizk, DMD & Aspen Realty Group, LLC, 627 Bloomfield Avenue, Block 803, Lot 19, B-1 Zone District

Seeks N.J.S.A. 40:55D-70d use variance for mixed occupancy as a conditional use in the B-1 zone to use as a dental office and 2 residential apartments. 40:55D-70c variances are also required for parking in non-residence zones, 90 degree stalls are required to be 10 feet wide by 20 feet deep, aisles for parking must be minimum of 20 feet wide; lot area, lot depth and front yard setback and sideyard setback; HVAC unit installation setback. Applicant is seeking preliminary and final site plan approval. NOTE: application to be carried as Engineer did not have ample time to review

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT