

WEST CALDWELL BOARD OF ADJUSTMENT

PUBLIC MEETING AGENDA

June 9, 2016

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. February 4, 2016
2. March 10, 2016
3. April 7, 2016
4. Meeting of May 5, 2016

MEMORIALIZATION OF RESOLUTIONS:

1. Z16-02 American Woodcarving, LLC, 1048 Bloomfield Avenue, Block 1805 Lot 7, B-1 Zone District
2. Z16-04 Geremino Maioriello & Julia Hathaway-Maioriello, 6 DeCamp Court, Block 2500, Lot 39, R-4 Zone District
3. Acknowledgment and Commendation for service by Tamara Bross.

HEARINGS:

1. Z15-27 Patrick Carr & Teresa Carr, 13 Marshall Street, Block 301, Lot8, R-4 Zone District

Seeks N.J.S.A. 40:55D-70C variances to construct two story addition and new deck. The Applicant proposes (a) a side yard setback for the addition of 8.2 feet, whereas a minimum of 10.0 feet is required (Section 20-5.4); (b) a rear yard setback for the new deck of 41'-11", whereas a minimum of 50.0 feet is required (Section 20-5.4); (c) a lot coverage of 50.58%, whereas the maximum permitted is 30.0% (Section 20-5.4).

2. 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 side yard setback; HVAC unit installation setback. Applicant is seeking preliminary and final site plan approval.

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT