

**WEST CALDWELL BOARD OF ADJUSTMENT
DRAFT
PUBLIC MEETING AGENDA
July 7, 2016**

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes of meeting of June 9, 2016

MEMORIALIZATION OF RESOLUTIONS:

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).

HEARINGS:

1. ZB16-11, Anthony Pomponio, 43 Dalewood Road, Block 2700, Lot 33, R-3 Zone District

Applicant seeks N.J.S.A.40:55D-70c variance to construct a two and one-half car garage on existing pavement which new garage will be attached to and extend along the left side of the existing home. Variance is required for lot coverage (Section 20-5.4). Existing lot coverage is approximately 6,004 SF (34.3%) and proposed lot coverage is approximately 6,070 SF (34.7%)

2. ZB16-12, Leonard Kulesa & Elizabeth Kulesa, 3 DeCamp Court, Block 2500, Lot 28, R-4 Zone District

Applicant seeks N.J.S.A. 40:55D-70C variance to construct an in-ground pool. Variance is required for lot coverage (Section 20-5.4). Existing lot coverage is approximately 3,150 SF (30%) and proposed lot coverage is approximately 4,367 SF (41.6%)

3. ZB16-13 Steven Nienstadt and Cheri Nienstadt, 71 Richard Avenue, Block 1807, Lot 12, R-4 Zone District

Applicant seeks N.J.S.A. 40:55D-70C variances to install a new, above-ground swimming pool with a deck extension to surround a portion of the new pool. The Applicant proposes (a) to install the pool and deck with a side yard setback of 8.0 feet, whereas a minimum of 10.0 feet is required (Section 20-5.4); and (b) the new above-ground pool to be set 9.0 feet from the principal building and the new deck to be set 4.0 feet from the principal building, whereas 15.0 feet is required (Section 20-19.4.b.5).

INVITATION FOR PUBLIC DISCUSSION

ADJOURNMENT