

**WEST CALDWELL BOARD OF ADJUSTMENT  
DRAFT  
PUBLIC MEETING AGENDA  
November 10, 2016**

**OPENING STATEMENT**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

1. Minutes of meeting of October 6, 2016.

**MEMORIALIZATION OF RESOLUTIONS:**

1. **ZB16-05 Joseph Santangelo, 108 Ravine Avenue, Block 802, Lot 3, R-4 Zone District**

Applicant seeks N.J.S.A. 40:55D-70c variance to construct a portion of a driveway with curbing up to the existing detached garage. A variance is required for the driveway setback – no vehicle shall be parked nor any driveway or parking areas to be constructed closer than five (5.0) feet to any property line (Section 20-23.3g) (required driveway setback is 5.0 feet; proposed is 0.5 feet). **NOTE:** The zoning review letter of April 20, 2016 suggests that there is a variance required for maximum lot coverage (Section 20-9.5) (30% required; 61.5% existing; 62.6% proposed) HOWEVER, Applicant has reduced the width of the existing driveway so that proposed coverage has been reduced to 60.5% - which seems to obviate the need for this variance.

2. **ZB16-20 Walter Genuario, 107 Forest Avenue, Block 208, Lot 13, R-4 Zone District.** Applicant seeks N.J.S.A. 40:55D-70c variances to construct a second floor addition over the existing first floor, a new front entry porch and a new rear deck. A variance is required for maximum lot coverage (Section 20-9.5) where 30% is required, 44.6% is existing and 46.3% is proposed. A variance is required for minimum side yard setback for the left side (Section 20-9.5) where 10 feet is required, 8.8 feet is existing, 8.8 is proposed. A variance is required for minimum side yard setback for the right side (Section 20-9.5) where 10 feet is required, 8.2 feet is existing and 8.2 feet is proposed. A variance is required for minimum setback – combined (Section 20-9.5) (30% required; 16.10 feet or 16.1% existing; 16.10 feet or 16.1% proposed).

**HEARINGS:**

1. **ZB16-15 Nicholas Conforti and Kim Conforti, 85 Deerfield Road, Block 2600, Lot 9, R-4 Zone District – WITHDRAWN BY APPLICANT.**

**INVITATION FOR PUBLIC DISCUSSION**

**ADJOURNMENT**