

**PLANNING BOARD  
TOWNSHIP OF WEST CALDWELL  
ESSEX COUNTY, NEW JERSEY**

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**PUBLIC MEETING AGENDA  
April 21, 2014**

**OPENING STATEMENT**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MINUTES:**

1. February 24, 2014 Public Meeting
2. March 10, 2014 Public Meeting

**RESOLUTION OF MEMORIALIZATION**

1. The Board will memorialize its decision of March 10, 2014 approving with conditions the following application:

**Application P13-24, Original Bagel, 2 Fairfield Crescent, Block 1504, Lot 1, M-1 Zone; Property Owner 2 Fairfield Crescent, LLC;** Major application for Site Plan with variance approval; Notice required. Applicant proposes to install roof and ground mounted refrigeration and air conditioning units, remove certain existing ground and roof mounted units, and repave and restripe existing parking area. A variance is required for one ground mounted refrigeration units which exceeds the maximum thirteen (13) foot permitted height of an accessory structure (Ordinance Section 20-19.1.d).

**HEARINGS:**

1. P14-02 Stuart D. Minion, Esq.; 8 and 12 Jameson Place, Block 401, Lots 10, 11, 12, & 13, R-4 Zone; Property Owner: Beverly Gutterman; applicant proposes a subdivision merging lots 10 & 11 and merging lots 12 & 13 creating two (2) lots.
2. P14-05 Cav-West Properties LLC; 165 Clinton Road, Block 1501, Lot 4, M-2 Zone; Property Owner: Cav-West Properties LLC; applicant proposes to install a standby generator in the side yard whereas accessory structures are permitted only in the rear yard, and the proposed generator is less than the required ten (10) feet from the principle building (section 20-19.1.e); Major application with notice required.
3. P14-01, Sparroween, LLC t/a Cigar Emporium, 658 Bloomfield Avenue, Block 2205, Lot 4, B-1 Zone; Property Owner Mohammed Zeidan and Pattol Zeidan; Site Plan/occupancy for retail sale of tobacco products and accessories.

**INVITATION FOR PUBLIC COMMENT**  
**ADJOURNMENT**