

## BOROUGH OF ROSELLE



### ZONING BOARD OF ADJUSTMENT Re-Organization & Regular Meeting - January 28, 2019

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Administer Oath of Office for New Appointees / Re-Appointees
5. Minutes – December 13, 2018
6. Election of Chairman to serve until January 26, 2020
7. Election of Vice Chairman to serve until January 26, 2020
8. Appointment of Board Attorney to serve until January 26, 2020
9. Appointment of Board Secretary to serve until January 26, 2020
10. Appointment of Board Planner to serve until January 26, 2020
11. Appointment of Board Engineer to serve until January 26, 2020
12. Adoption of 2019 Meeting Schedule
13. Preliminary & Final Site Plan & Use Variance (*Continued from 10/25/18*)  
Block 703; Lots, 5, 6, & 7  
**508 East First Avenue, LLC**  
508 East First Avenue & 110 Drake Avenue

Applicant proposes to demolish two single family dwellings and construct a three-story, multi-unit residential structure which is not permitted in the Zone. Also in violation of the following Sections:

- (1) 77-96B(1) – Density, 15 units/acre permitted; 20.8 units/acre proposed
- (2) 77-96C(1)(b) - Lot Width : 100ft required; 58ft proposed
- (3) 77-96C(1)(d) - Front Yard Setback, 25ft required; 10.33ft proposed
- (4) 77-96C(1)(e) - Side Yard Setback, 15ft required; 14ft proposed
- (5) 77-96D(2) - Parking spaces 12 required; 11 spaces proposed
- (6) 77-96B91)(c)(2) - Elevator required for 3 or more livable floors; none proposed
- (7) 77-25C(2) - Visitor parking 1 space required; none proposed

- (8) 77-26D(4) - Parking screening required from public ROW; none proposed
- (9) 77-25D - Trash enclosure required and visibility prohibited; no enclosure proposed
- (10) 77-96D(2)(1)[1] - Parking in front yard prohibited; 2 spaces in front yard proposed
- (11) 77-96D(4)(a) Landscape Buffer of 75% evergreens planted 10ft on center required; 100% evergreen proposed
- (12) 77-96D(4)(a) Buffer area contents required to be staggered; no staggering proposed

#### 14. Adjournment