

BOROUGH OF ROSELLE



ZONING BOARD OF ADJUSTMENT

March 25, 2019

1. Call to Order
2. Statement of Compliance with the Open Public Meetings Act
3. Roll Call
4. Minutes – December 13, 2018 & January 28, 2019

5. Preliminary & Final Site Plan & Use Variance

Block 3201; Lots 9 and 10
136-142 East 4th Avenue
Candor Homes, LLC

Applicant seeks approval to merge Lots 9 and 10 and construct a 33-unit, 4-story apartment building in violation of the following Sections:

- (1) 77-96B(1)(c)[1] – Density, 15 units/acre permitted; 11 units permitted; 44.9 units/acre proposed - 33 units/acre proposed
- (2) 77-96.C(1)(g)[3] – Variance for maximum impervious coverage. 70% permitted; 78.6% proposed.
- (3) 77-96.C(1)(h) Variance for height. Ordinance limits building heights to five stories/50 feet; 51.6ft proposed.

6. Adjournment