

Roselle Park Municipal Land Use Board Meeting Agenda

February 5, 2018

- **Call to Order**
- **Roll Call:**
 - Mayor Carl Hokanson – Class I
 - Pete Picarelli – Class II
 - Councilman Joseph DeIorio – Class III
 - Mr. Loren Harms – Class IV - Chairman
 - Mr. Jay Robaina – Class IV
 - Mr. Al Nitché – Class IV - Secretary
 - Mr. John Stephen – Class IV
 - Mr. John Kennedy – Class IV - Vice Chairman
 - Mr. Glen Costello – Class IV
 - Mr. Paul Baiamonte – Alternate 1
 - Mr. Jerry Vitale – Alternate 2
 - Mr. Owen Iungerman – Alternate 3
 - Mr. Greg Delano – Alternate 4
 - Mr. Mohammed Jalloh – Board Attorney
 - Anna Elichko - Board Clerk
- **Salute to the Flag**
- **Public Notice of Meeting and Fire Exits**
- **Approval of Minutes:**
 1. **MLUB Meeting Minutes – January 8, 2018**
- Memorialize Resolutions: **None**
- **Public Portion**
 - Unfinished Business: **None**
 - New Business: **None**
- Unfinished Business: **None**
- Board New Business: **None**
- **New Application:**
 - Major/Minor Subdivision: **None**
 - **Preliminary Site Plan, Use & Bulk Variance:**
 - West Clay Associates LLC, 347-351 West Clay Ave, Block 307, Lots 1 & 2**
 - Summary of Variances and Design Waivers:**
 - The subject property is comprised of two lots, each in a different zone (B3 and R2 Zone). The application proposes to consolidate the lots and construct the proposed mixed-use building. The following variances noted:
 - Mixed Use Buildings with ground level lobby/commercial storefront space and upper floor apartments as currently proposed are not permitted in the R2 Zone. – requires a D1 Use Variance
 - Height – 2.5 stories/28 feet permitted, 3 stories/43 feet proposed
 - Density – 14 units proposed; two-family dwelling permitted in the R2 Zone
 - Parking – 36 spaces required, 30 spaces proposed
 - Tandem/Stacked Parking – Not permitted, four (4) tandem/stacked parking spaces proposed
 - Front Yard Setback –20 ft. required in R2, 10 feet required in the B3, 5 feet proposed
 - Side Yard One – 20 feet required for 3 story building, 5 feet proposed
 - Site Yard Both – 40 feet required for 3 story building, 15.8 feet proposed (1) 40-2405 B – For each story in height by which the building exceeds two (2) stories, each side yard shall be increased in width ten (10) feet.
 - Rear Yard – 35 feet required, 32 feet proposed
- **Public Portion – West Clay Associates LLC**
- Pending Resolutions:
 - Major/Minor Subdivision: **None**
 - Site Plan, Bulk Variance and/or Interpretation: **None**
 - Site Plan, Use Variance and/or Interpretation: **None**
- Bulk Variance: **None**
- **For the Benefit of the Board: Next Meeting is Monday, March 12, 2018 at 7 PM**
- **Adjournment**