

ZB-23-02

RECEIVED

**WEST ORANGE TOWNSHIP
ZONING BOARD HEARING NOTICE**

JUN 06 2023

W.O. PLANNING DEPT

PLEASE TAKE NOTICE that ZB 23-02, Robert and Rachel Ciottariello (the "Applicants"), will be heard before the Zoning Board of Adjustment of the Township of West Orange (the "Zoning Board") on **June 15, 2023, at 8:00 pm**, regarding the property known as Block 15.4 Lot 2, 606 Mount Pleasant Avenue, West Orange, Essex County, New Jersey 07052, located in the R-2 Zone. The Applicants have applied for bulk and use variances, minor site plan approval, waivers and exceptions to permit the mixed use of the property for residential and commercial purposes. The Applicants seek the following: (1) use variance relief from Section 25-7.1 of the Ordinance which prohibits commercial uses in the R-2 Residential Zone and the Applicants seek to use the rear yard of the residential dwelling as a landscapers contracting yard with the dwelling to remain as a residential use; and, (2) use variance relief from Section 25-8.12 of the Ordinance which prohibits more than one principal use on a lot and the Applicants propose both a commercial use and a residential use on the same lot; and, (3) bulk variance relief from the impervious coverage requirements of Section 25-7.1 of the Ordinance allowing a maximum impervious coverage on the lot of 30%, where existing conditions cover 79.82%, and the Applicants are requesting 87.46% coverage; and, (4) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1a that require paving of all off-street parking areas and the Applicants do not propose to pave the parking area or the four (4) rear parking spaces; and, (5) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1b of the Ordinance that requires all parking areas be curbed around the perimeter where the Applicants do not propose curbing around the perimeter; and, (6) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1c of the Ordinance that requires all parking areas have proper markings for parking areas and spaces and where the Applicants do not propose to pave the parking area and spaces leaving no surface to mark; and, (7) a waiver of the Environmental Impact Statement requirements of Section 25-13 of the Ordinance that require an Environmental Impact Statement be provided and the Applicants have requested that one not be required; and, (8) such other variances, waivers and/or exceptions as reflected in the plans and materials filed, or as same shall be amended, or determined to be required upon analysis and testimony before the Zoning Board during the course of the application at the public hearing.

PLEASE TAKE NOTICE THAT due to the public health emergency occasioned by the COVID-19 virus, the hearing shall be conducted remotely/virtually and by telephonic means using the Zoom audio/video platform. The Municipal Building will be closed to the public and interested parties can use the following to participate remotely:

From a computer/phone app: Click the link below to join the meeting.

From a phone line: Use the phone number below (when prompted enter Webinar ID then #, then # again).

Please click the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted:

<https://us06web.zoom.us/j/89148776221?pwd=RzQ5Z0g1Vm5JVUtWYkZhaXJRcThhdz09>; or by Telephone: US:1-646-931-3860; Webinar ID: 891 4877 6221; Password: 708044

Any person or persons affected by this application may have an opportunity to be heard at the public hearing REMOTELY using a video and/or audio connection. The public hearing will take place using the Zoom audio/video conferencing service at which time you may appear in person or by agent or attorney and present any objections, questions or comments which you may have to the granting of the relief sought in the application.

This notice is being sent to you as a property owner within 200' of the subject property, or as an entity

entitled to notice, by order of the Zoning Board. The application, plans, reports and all related documents for which approval is sought are available for public inspection upon scheduling an appointment with the Zoning Board Secretary at the Planning and Development Department Office, 66 Main Street, West Orange, NJ 07052, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays, which hours may be adjusted or suspended due to the pandemic. Any person requiring assistance may call the Zoning Board Secretary at (973) 325-4108 or (973) 325-4110.

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Attorney for Applicants

May 31, 2023