

**BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT
AGENDA**

June 23, 2022

7:30 P.M.

**Borough Hall, Council Chambers
255 Roseland Avenue, Essex Fells, New Jersey**

1. Call to Order

2. Open Public Meetings Statement:

In compliance with Chapter 231 of the Public Laws of 1975, notice of the meeting was given by way of notice mailed to The Progress and Star Ledger on February 2, 2022, posted in the Municipal Building, and filed with the Clerk of the municipality.

3. Pledge of Allegiance

4. Roll Call

5. Approval of Minutes:

May 26, 2022

6. Approval of Resolutions:

Jaclyn & Bill Courter
30 Forest Way
Block 11.07, Lot 7
Floor area ratio, side yard setbacks and front yard setback variances

7. Hearings:

Michael Lahue & Robin Piocosta-Lahue
15 Rensselaer Road
Block 6.03, Lot 5
Accessory structure building height variance

9 Old Chester Road LLC
9 Oldchester Road
Block 6.03, Lot 9
Floor area ratio variance

8. Such other matters as may come before the Board

9. Adjournment

NOTICE OF HEARING
BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT

Please take notice that on the 23rd day of June, 2022, at 7:30 P.M., an IN-PERSON hearing will be held before the Borough of Essex Fells Zoning Board of Adjustment (the "Board") in Borough Hall, located at 255 Roseland Ave., Essex Fells, NJ (the "Hearing"), on the application of the undersigned, 9 Old Chester Road LLC (the "Applicant"), for a D(4) Variance to allow an increase in the permitted floor area ratio pursuant to N.J.S.A. 40:55D-70(d)(4) to permit the construction of a new single-family dwelling with related improvements, including, but not limited to retaining walls, stormwater management improvements, curbing and driveway.

The subject property is approximately 34,094 SF and its bisected approximately in half by the municipal boundary line between the Borough of Essex Fells and the Borough of Caldwell. The subject property is located at 9 Old Chester Road, which property is designated as Block 6.03, Lot 9 on the official tax map of the Borough of Essex Fells (the "Property"); and it is also located at 9 Old Chester Road, which property is designated as Block 61.01, Lot 3 on the official tax map of the Borough of Caldwell. The Property is located within the R-A-4 Residential Zone District of the Borough of Essex Fells.

In connection with this Project, the Applicant requests D(4) use variance relief to increase the permitted floor area ratio pursuant to N.J.S.A. 40:55D-70(d)(4) whereas the Borough of Essex Zoning Ordinance, 170-110, permits a Floor Area Ratio of 17% within the R-A-4 Zone District and the Applicant is proposing a Floor Area Ratio of approximately 20.4%. The Applicant will also request any other variances, waivers, exceptions or interpretations as may arise during the course of the hearing or at the request of the Board.

At the Hearing, all interested parties will be given the opportunity to be heard. You may appear either in person, or represented by agent or by attorney, to present any objections or comments which you may have to granting this application.

All documents relating to this Application are on file in the offices of the Borough Clerk at the Municipal Building located at 255 Roseland Avenue, Essex Fells, NJ, and are available for inspection by any member of the public during normal business hours Monday – Thursday between 9:00 A.M. – 5:00 P.M., and Friday between 8:00 A.M.- 4:00 P.M.

Paper Copies of the filed Application forms and supporting documents submitted by the Applicant can also be received by contacting the Applicant's Attorney, Matthew Posada, Esq., via email at mposada@sillsoummis.com, or telephone at (973) 643-2409.

Matthew P. Posada, Esq.
Sills Cummis & Gross P.C.
One Riverfront Plaza
Newark, New Jersey 07102
Attorneys for 9 Old Chester Road LLC, Applicant
(973)643-2409

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF ESSEX FELLS**

**TO: TO PROPERTY OWNERS WITHIN 200' OF 15 Rensselaer Road,
Essex Fells, NJ**

PLEASE TAKE NOTICE that on June 23, 2022 at 7:30 p.m., a hearing will be held before the Borough of Essex Fells Zoning Board of Adjustment in Borough Hall, 255 Roseland Avenue, Essex Fells, New Jersey 07021, regarding an application made by Michael Lahue and Robin Piocosta-Lahue for approval of a tree house in the rear yard of the property located at 15 Rensselaer Road, Essex Fells, New Jersey and designated as Lot 5 in Block 6.03 on the Essex Fells Tax Map. The applicants seek a variance pursuant to N.J.S.A. 40:55D-70c to permit accessory building height of approximately 24 feet where a maximum of 15 feet is allowed.

The applicants seek such other variances, approvals, waivers or design exceptions that may be deemed necessary by the Zoning Board of Adjustment

Any person interested in this application may be heard at the meeting. All documents relating to this application may be inspected at the office of the Borough Clerk, Borough Hall, 255 Roseland Avenue, Essex Fells, New Jersey and are available for inspection by the public during normal business hours 9 a.m. to 5 p.m. Monday through Thursday and 8 a.m. to 4 p.m. on Friday.

Respectfully,
Michael Lahue & Robin Piocosta-Lahue
15 Rensselaer Road
Essex Fells, NJ 07021
Applicants

Date: June 5, 2022