

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY**

**DRAFT
PUBLIC MEETING AGENDA
JUNE 9, 2022**

Both the Federal and State governments have declared a state of emergency in response to the outbreak of the Covid-19 Virus. In an effort to continue to Zoning Board of Adjustment business, this meeting is being conducted via Zoom, a video conferencing service, that allows the Board, its professionals, applicants and members of the public to participate. Participation can take place via video or telephone conference. Access information was posted on the Township’s Website on the home page under “Official Notices”. All participants will be muted until called upon.

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

Minutes of the May 31, 2022 Special Public Meeting

RESOLUTIONS

HEARINGS

- ZB21-06 West Caldwell Plaza, LLC, 780 Bloomfield Avenue, Block 2101, Lot 2, B-3 Zone District.**
Applicant seeks minor site plan approval with N.J.S.A. 40:55D-70(d)(3) conditional use variance relief and several N.J.S.A. 55D-70(c) bulk variances. The subject property is known as the West Caldwell Plaza shopping center, which has frontage along Passaic Avenue and Bloomfield Avenue in the B-3 General Business District, where fast-food restaurants are a permitted conditional use. The Applicant proposes to relocate the existing Starbucks Coffee shop within West Caldwell Plaza shopping center to the northernmost tenant space, closest to Bloomfield Avenue, which was previously occupied by a bank with a drive-up window. The Applicant proposes to reconfigure the existing drive-up area and install signage and menu boards to serve the proposed 55-seat fast-food restaurant. D(3) conditional use variance relief is required where the application does not comply with conditions related to the following: drive thru lanes are not permitted in the front yard, parking is not permitted in the front yard, drive-up windows are not permitted to face the front yard, only one wall sign is permitted whereas six are proposed, proposed directional signage exceeds the maximum permitted sign area and sign height, and menu boards and product display boards are proposed within the front yard without landscape screening from public view. Bulk variances are requested for maximum lot coverage, wall signage not being centered within the tenant façade, and maximum height of wall signage.

Application was heard on Tuesday, May 31, 2022 and at the request of the applicant, the application was continued to the June 9, 2022 meeting date. No further notice is required.

INVITATION FOR PUBLIC COMMENT

ADJOURNMENT