



Rebecca Kerins-Tattoli
Secretary of the Board
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City of Linden

Union County, New Jersey

Board of Adjustment

Carlos Rivas
CHAIRMAN

Edward Stanch
VICE-CHAIRMAN

Richard Hawkins, Esq.
LEGAL COUNSEL

Board Members:

There will be a public hearing of the Board of Adjustment of the City of Linden on **MONDAY, April 12th, 2021** in the Planning room, City Hall at 7:00 PM.

Resolutions: None

Cases:

Docket# ZBA-01-2021/ZBA-01-2021(a)

(Applicant amends its previously submitted application to include the construction of a new personnel building that will house Linden Roselle Sewerage Authority's (LRSA) staff)

Applicant: Aries Linden, LLC

Represented by: Joshua J. Koodray, Esq.

Property: 4001 Tremley Point Road, Block 587, Lot 21

Zone: HI

Proposed – Construct a dewatering unit and new personnel building for LRSA Staff

Rejected:

§31-20-25 (a) – Is not a permitted within zone / Area, Yard & Bulk

§31-26.1 – Site Plan

Docket# ZBA-03-2020

(Area, Yard & Bulk Variance w/o Site Plan for new 2-Family 3 story dwelling)

Applicant: FERREIRA REALTY, LLC

Represented by: Joshua J. Koodray, Esq.

Property: 206 Coolidge Street, Block 468 / Lot# 11

Zone: R-3 (Apartment)

Proposed – Demolish existing 1-family 2.5 story dwelling & garage and construct a new 2-family, 3 story dwelling with 2, 3-bedroom units

Rejected:

§31-4.1 – Minimum Lot Area, Req. 6,000 SF / Proposed 3,750 SF

§31-4.1 – Minimum Lot Width (2-Family) Req. 60 FT / Proposed 37.50 SF

§31-4.1 – Combined (Both) Side Yards

§31-4.1 – Maximum Building Height, permitted 30 FT / Proposed 32.75 FT

§31-20.19a – Maximum Front Yard Area Pavement Coverage, permitted 35% / Proposed 50.9%

Cases Continued:

Docket# ZBA-02-2021

(Use to construct a new convenience store with fuel sales to replace existing convenience store with fuel sales)

Applicant: Tomasulo & Mazzola

Represented by: Allyson M. Kasetta, Esq.

Property: 401 E. Edgar Road (US 1/9), Block 439, Lot 16

Zone: LI

Proposed – Convenience store with fuel sales

PULLED BY ATTY ON 3/31/21 - Docket# ZBA-04-2021

(Use variance approval for parking/vehicle storage use)

Applicant: Linden Development, LLC

Represented by: John P. Michalski

Property: 925 and 837 Pleasant Street, Block 470, Lot 9.02 & 0.03

Zone: C1-B Commercial District

Proposed – Allow a parking lot as a principal use for the parking and storage of vehicles

Rejected:

§31-4.1 – General Regulations

§31-20.25 (a) Not a permitted principal Use

§31-26.1 – Site Plan Required

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