

**NOTICE OF HEARING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF EDGEWATER**

PLEASE TAKE NOTICE that **DLZ, LLC** will make application before the Zoning Board of Adjustment of the Borough of Edgewater (hereinafter "Board") at the regularly scheduled meeting on **February 2, 2022** at 7:00 p.m. This meeting shall be conducted at the Edgewater Municipal Building located at 55 River Road, Edgewater, New Jersey. The Applicant shall seek subdivision approval, site plan approval and variance relief relating to premises located at **906 Undercliff Avenue** (Block 6, Lot 22.03) and **1456 River Road[Rear]** (Block 6, Lot 22.02) and **1458-1460 River Road** (Block 7, Lots 2.01 & 2.02), Edgewater, New Jersey. The Applicant proposes to subdivide the entire premises into four(4) separate lots and construct upon each lot a new two(2) family duplex dwelling. The premises are located in the R-2 Residential Zoning District.

In addition to seeking approval to subdivide the premises into four(4) separate lots, the Applicant shall also seek the following Variances from the Ordinances of the Borough of Edgewater as to each of the proposed Lots:

AS TO PROPOSED LOT #1: The Applicant shall seek all necessary variance relief to construct a two(2) family duplex dwelling which include a variance relating to Minimum Side Yard, Maximum Building Height (Average & Maximum), Maximum Number of Stories, Maximum Wall Height and Steep Slope relief; and

AS TO PROPOSED LOT #2: The Applicant shall seek all necessary variance relief to construct a two(2) family duplex dwelling which include a variance relating to Minimum Side Yard, Maximum Building Height (Average & Maximum), Maximum Number of Stories, Maximum Wall Height and Steep Slope relief; and

AS TO PROPOSED LOT #3: The Applicant shall seek all necessary variance relief to construct a two(2) family duplex dwelling which include a variance relating to Minimum Side Yard, Maximum Building Height (Average & Maximum), Maximum Number of Stories, Maximum Wall Height and Steep Slope relief; and

AS TO PROPOSED LOT #4: The Applicant shall seek all necessary variance relief to construct a two(2) family duplex dwelling which include a variance relating to Minimum Lot Depth, Minimum Front Yard, Minimum Rear Yard, Maximum Impervious Coverage, Minimum Side Yard, Maximum Building Height (Average & Maximum), Maximum Number