

BOROUGH OF ROSELAND  
BOARD OF ADJUSTMENT

6:30 pm

SPECIAL MEETING AGENDA

July 11, 2016

1. SALUTE TO THE FLAG

2. ROLL CALL

Mr. Santo Barretta  
Mr. Paul Aschoff  
Ms. Mary Comito  
Mr. Joseph LaRiccia  
Mr. John Matheis

Mr. William Tedesco  
Ms. Janet Treamont  
Mr. Anthony Guerino, Alt. 1  
Ms. Michelle Stefanelli, Alt. 2  
Ms. Janice Falivena, Esq.

3. NOTICE of this meeting has been provided in accordance with the Open Public Meetings Act.

4. PUBLIC HEARINGS

(a) John & Judy Sorrentino  
4 Holmehill Lane  
Roseland, NJ

Block 58, Lot 1  
R-2 Zone District  
Application 16-03

Applicants seek relief from Sections 30-403.10 and 30-403.8(a) of the Ordinance in connection with the construction of an in-ground pool, cabana and fence. Pursuant to Section 302-2, this property is a corner lot, having 2 front yards. Under Section 30-403.10(b)(1), the pool and its associated structures are not permitted in a front yard, whereas Applicants proposed to construct them in a front yard. Under Section 30-403.10(b)(2), the pool and its associated structures shall have a minimum side yard set back as required for the principal structure which is 35 feet in this zone, whereas Applicants propose a 12 foot side yard set back. Under Section 30-403.8(a), fences in a front yard shall not exceed 3 feet in height and shall be at least 50% open, whereas Applicants propose a 4 foot high fence.

(b) Mohammed El-Hawwat & Razan Obaisi  
53 Ridge Road  
Roseland, NJ

Block 34, Lot 37.1  
R-2 Zone District  
Application 16-07

Applicants seek relief from Section 30-404.1(d) of the Ordinance for the construction of a dwelling. The minimum permitted width at the setback line is 140 feet, whereas 101± feet exists and is proposed. The minimum permitted side yard set back is 35 feet, whereas 17 feet is proposed on the westerly side and 18.6 feet is proposed on the easterly side. Also, the maximum permitted impervious coverage is 30%, whereas 35.12% is proposed.

( c) Andrew Robinson  
67Harrison Avenue  
Roseland, NJ

Block 57, Lot 21  
R-4 Zone District  
Application 16-08

Applicant seeks relief from Section 30-403.7(b)(1)(a) of the Ordinance for construction of a detached garage. The minimum permitted side yard set back for an detached accessory structure is 10 feet, whereas 3.76 feet is proposed on both sides. Under Section 30-403.7(a)(3)(a) a detached garage is limited in size to 2 bays and shall not exceed 22 feet x 24 feet, whereas the proposed garage is 25 feet x 30 feet and exceeds 2 bays.

5. RESOLUTIONS

6. MINUTES

June 13, 2016 Special Meeting