BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT

7:30 PM

AGENDA
NOVEMBER 12, 2018

1. SALUTE TO THE FLAG

2. ROLL CALL

Mr. Santo Barretta, Chairman   Ms. Michelle Stefanelli
Mr. Paul Aschoff, Vice Chairman   Ms. Janet Treamont
Mr. Anthony Guerino   Ms. Laura LaBianca, Alt. 1
Mr. Joseph LaRiccia   Mr. Paul Jemas, Board Attorney
Mr. John Matheis

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

4. PUBLIC HEARING

James and Tara Grammenos   Block 21, Lot 40
44 Roosevelt Street   R-4 Zone District
Roseland, New Jersey   Application #18-08

Seeking to construct a second story addition. Relief is being sought from Section 30-404.1(d)
side yard and impervious coverage. 12 foot side yards are required and 8.90 feet exists and is
proposed. 35% impervious coverage is allowed, 39.86% exists and 41.35% is proposed.
Section 30-406.2 intensification of a nonconforming use.

David Burgos and Ines Perez Nin   Block 13, Lot 69
85 Passaic Avenue   R-3 Zone District
Roseland, New Jersey   Application #18-09

Seeking approval for a 5 foot 50% open fence in the front yard. Relief is being sought from
Section 30-403.8(a) which allows a 3 foot 50% open fence.

Joseph and KellyAnn Cossetti   Block 37, Lot 19.01
32 Condit Court   R-4 Zone District
Roseland, New Jersey   Application #18-10

Seeking to construct a deck. Relief is being sought from Section 30-404.1(d), rear yard. 50
feet is required and approximately 36 feet is proposed.

Tobias and Diana Morgan   Block 38, Lot 18
16 Plymouth Place   R-4 Zone District
Roseland, New Jersey   Application #18-11

Seeking approval to extend driveway. Relief is being sought from Section 30-404.1(d)

Morgan

maximum impervious coverage. 35% is allowed and approximately 39.21% is proposed. Section 30-508.1(d), driveways must be a minimum of 5 feet from the property line; whereas approximately 4.16 feet is proposed.

5. APPROVAL OF MINUTES

   a. September 10, 2018

6. RESOLUTIONS

   a. Short – Application #18-07

7. PAYMENT OF BILLS

8. GENERAL CORRESPONDENCE