

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 9, 2019

Mr. Barretta called the meeting to order at 7:30 P.M.

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman
Mr. Paul Aschoff, Vice Chairman
Mr. John Derites
Mr. Anthony Guerino

Mr. John Matheis
Ms. Michelle Stefanelli
Ms. Janet Treamont
Mr. Paul Jemas, Attorney

3. Mr. Barretta announced that notice of this meeting was provided in accordance with the Open Public meetings Act.

4. William and Sandy Broughton
80 Harrison Avenue
Roseland, New Jersey

Block 23, Lot 29
R-4 Zone District
Application #19-06

Mr. Barretta stated the Board received a letter from the applicants attorney seeking a postponement. Beth Phillips Lincoln Street asked why they were not notified that the application was postponed. Mr. Barretta informed the audience that the next meeting is October 7, 2019. They can call Public Works the day of the meeting to see the status of the application.

5. Edward Barbarito
91 Eagle Rock Avenue
Roseland, New Jersey

Block 34, Lot 34
R-4 Zone District
Application #19-07

Seeking to occupy a portion of a single family dwelling for a continued residential professional office. Minutes in accordance with attached transcript.

6. Anthony Morresi
36 Cooper Avenue
Roseland, New Jersey

Block 7, Lot 17
R-4 Zone District
Application #19-08

Seeking approval to install A/C units in the side yard. Mr. Jemas swore Mr. and Mrs.

6. Morresi in. Mr. Morresi stated that they are the owners of the property and that the house is currently being rebuilt. The ordinance requires a 12 foot side yard. They currently have 10.6 feet. The A/C units will be 26 inches wide and deep. The proposed side yard will be 7.5 feet. The existing impervious coverage is 37% with 38% proposed. Mr. Morresi stated that they are considering installing a fence. Mr. Derites asked how many units there will be. Mr. Morresi stated two. The proposed location was the most natural, and similar to what other homes in the area have. The proposed fence would run from the corner of the house toward the rear. Mr. Derites asked if the units could be put in the rear of the dwelling to try to decrease noise levels that could impact the neighbors. Mr. Morresi stated that the property is small and does not have a lot of rear yard area. Mr. Derites and Mr. Guerino asked the applicant to consider installing them in the rear yard. Mr. Morresi stated that due to the size, narrowness, and slope of the property, he feels they have a hardship. The proposed fence will run from the front corners of the house to the side yard then back. The units will be shielded by the fence. Mr. Moressi stated that the proposal will not have a negative impact on the neighborhood. Mr. Aschoff made a motion to approve the application. Ms. Treamont seconded the motion. All present voted yes.

7. PAYMENT OF BILLS

a. Paul Jemas Esq.

Mr. Aschoff made a motion to approve the bill. Ms. Treamont seconded the motion.

Meeting adjourned at 9:02 PM.