

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF OCTOBER 7, 2019

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

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman	Mr. John Matheis
Mr. Paul Aschoff, Vice Chairman (arrived 7:32 p.m.)	Ms. Michelle Stefanelli
Mr. John Derites	Ms. Janet Treamont
Mr. Anthony Guerino	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	Block 23, Lot 29
80 Harrison Avenue	R-4 Zone District
Roseland, New Jersey	Application #19-06

Mr. Barretta stated that the Board had received a letter from the applicant's attorney seeking a postponement due to the fact that their Planner was unavailable. Ms. Treamont made a motion to carry the application. Mr. Guerino seconded the motion. All present voted yes.

5. Larry Cooper	Block 11, Lot 20
8 Green Avenue	R-4 Zone District
Roseland, New Jersey	Application #19-09

Seeking to construct a second floor addition, deck, and install an A/C unit. Relief is being sought from Section 30-404.1(d), side yard.

Mr. Jemas swore the applicant's architect, Souleymane Dembele, in. Mr. Dembele stated that he is licensed in New York; however, his company, IFS (Informed Studios), is licensed in New Jersey. Mr. Dembele stated that he has never testified in New Jersey. Mr. Jemas asked if he prepared the plans to which Mr. Dembele stated that his partner had. Mr. Jemas expressed concern over the fact that he is not licensed in New Jersey. Mr. Jemas asked if the applicant was present. Mr. Dembele stated not yet. Mr. Guerino stated that the architect who drew the plans should be present. The Board had a discussion on the applicant not being

present and the architect not being licensed in New Jersey. The Board suggested that Mr. Dembele try to reach the applicant to see if he was coming. Christine Marinaro, 8 Passaic Avenue, stated that she can see the property from her home. Mr. Jemas informed Ms. Marinaro that she could ask questions when the testimony begins. Mr. Barretta stated that the Board would move on to other business while they wait to see if the applicant was coming.

6. APPROVAL OF MINUTES

a. August 12, 2019

Ms. Treamont made a motion to approve the minutes. Ms. Stefanelli seconded the motion. All present voted yes.

b. September 9, 2019

Mr. Aschoff made a motion to approve the minutes. Mr. Derites seconded the motion. All present voted yes except Mr. Perrotti who abstained.

7. RESOLUTIONS

a. Barbarito

Mr. Aschoff made a motion to approve the resolution. Ms. Stefanelli seconded the motion. All present voted yes except Mr. Perrotti who abstained.

b. Morresi

Ms. Treamont made a motion to approve the resolution. Mr. Aschoff seconded the motion. All present voted yes except Mr. Perrotti who abstained.

8. PAYMENT OF BILLS

a. Paul Jemas, Esq.

Mr. Aschoff made a motion to approve the bills. Ms. Treamont seconded the motion. All present voted yes.

At this point, Mr. Cooper arrived and Mr. Jemas swore him in. Mr. Cooper stated that he would like to add a second floor addition and deck. The house currently has 3 bedrooms. He stated that he has two older children and one younger. The older two come home when

school is out or when they are on leave from the Army. The property is an odd shape and the train track runs behind the house making it difficult to expand. Mr. Jemas asked that the plans which include a survey, floor plans, and elevations prepared by IFS (inFormed Studios) be marked as exhibit A1. Mr. Cooper stated that to the right of his home there is property, but it slopes and is located in a flood zone. The lot is a peculiar shape with topography issues. The rear yard looks larger than it is as most of it is owned by the railroad. Mr. Barretta asked how long they have lived in the home. Mr. Cooper stated one year. Mr. Cooper stated that the house is not in a flood zone; however, the additional property is. The proposal will not violate any more of the ordinance than what currently exists. There was a brief discussion on the A/C units. Mr. Cooper stated that he would move them to where a variance would not be necessary. Mr. Derites stated that the Board had approved A/C units in the side yard for another application at the last meeting and should remain consistent. The Board agreed to allow the A/C units in the 8.3 foot side yard. Mr. Jemas asked to have the color photos marked as exhibit A2. Mr. Guerino asked how many parking spaces there would be. Mr. Cooper stated 5. Christine Marinaro, 8 Passaic Avenue, asked if the trees and fence would be maintained. Mr. Cooper stated yes. Mr. Barretta asked if any trees would be removed. Mr. Cooper stated no. Mr. Aschoff made a motion to approve the application. Ms. Treamont seconded the motion. All present voted yes.

Ms. Stefanelli made a motion to adjourn at 8:55 PM. All present voted yes.