

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF APRIL 9, 2018

1. ROLL CALL

Present on roll call were:

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

Ms. Michelle Stefanelli
Ms. Laura LaBianca, Alt. #1
Mr. Paul Jemas, Attorney

Absent:

Mr. Joseph LaRiccia

Ms. Janet Treamont

2. FLAG SALUTE

3. Mr. Barretta announced that notice of this meeting has been provided in accordance with the Open Public Meetings Act.

Mr. Barretta informed the Board that Joe LaRiccia was going to have surgery this week.

4. Manuel Rodrigues, Jr.
7 Harrison Avenue
Roseland, New Jersey

Block 46, Lot 12
R-4 Zone District
Application #18-01

Seeking approval for a driveway. Relief is being sought from Section 30-404.1.d - maximum impervious coverage; Section 30-403.21 - driveway setback 5 feet is allowed; and Section 30-400.21 - no driveway pavement shall be wider than one half the width of the lot.

Mr. Jemas stated that he spoke with Rosemary Stone-Doherty, the applicant's attorney, who informed him that presently they do not have a response from the County. The Board agreed to carry the application to the May 14, 2018.

5. Anna Protsenko
6 Freeman Street
Roseland, New Jersey

Block 37, Lot 47
R-4 Zone District
Application #18-03

Seeking to construct a second story dormer. Relief is being sought from Section 30-404.1.d, side yard.

Mr. Jemas swore Ms. Protsenko in.

Mr. Barretta asked if any trees would be removed. Ms. Protsenko stated no.

Ms. Protsenko stated that they would like to construct a second story dormer. The house was built in 1929 and has existing non-conforming side yards. Mr. Jemas asked Ms. Protsenko to describe the property who stated that the lot is approximately 50' X 300'. It is narrow and deep.

5. Protsenko

The north side of the property is 50' X 150', angles and goes back another 130'. The dormer is going on the south side of the house and will go straight up. There will be no further encroachment into the side yard. Mr. Barretta asked if there was any vacant property available for sale. Ms. Protsenko stated no. Mr. Guerino asked if they built the existing dormer. Ms. Protsenko stated that it was there when they purchased the house four years ago. Mr. Spiro Meleas, 3 Freeman Street, stated that he is in favor of the application. Mr. Aschoff made a motion to approve the application. Mr. Guerino seconded the motion. All present voted yes.

6. Victoria Logan
20 Cortlandt Street
Roseland, New Jersey

Block 23, Lot 21.2
R-4 Zone District
Application #18-04

Seeking to construct a second story addition. Relief is being sought from Section 30-404.1.d, side yard.

Mr. Jemas swore Ms. Logan in.

Mr. Barretta asked if any trees would be removed. Ms. Logan stated no.

Ms. Logan stated that she is seeking to construct a second floor addition above the first floor addition for which she was granted approval by the Board. Ms. Logan stated that the lot is very narrow 48.80' X 260' approximately. The house is old and small. The purpose of the construction is to create a master bedroom. The addition will be cantilevered eight inches on the driveway side yard and two feet in the rear yard. The house was built in the narrowest area of the lot. Ms. Stefanelli made a motion to approve the application. Mr. Matheis seconded the motion. All present voted yes.

7. Christian Bellino
20 Lincoln Street
Roseland, New Jersey

Block 24, Lot 29
R-4 Zone District
Application #18-05

Seeking to construct an addition, deck and HVAC condenser. Relief is being sought from Section 30-404.1.d, side yard.

Mr. Jemas swore Mr. Bellino and Frank Matthews, applicant's architect, in. Mr. Matthews stated his credentials for the Board.

Mr. Barretta asked if any trees would be removed. Mr. Bellino stated no.

Mr. Bellino stated that they would like to construct an addition and deck. The addition will expand the family room. Mr. Barretta asked how long he has lived in the house. Mr. Bellino stated ten years. His family has lived in the house since 1967. Mr. Matthews stated that the house has pre-existing deficient side yards. He also stated that the house is a split level. The proposed addition and deck will go straight back. The HVAC condenser will be installed next to the existing condenser. It will be 2' X 2'. Mr. Guerino was concerned about the condenser causing noise for the neighbor. Mr. Matthews stated that each level

7. Bellino

will have their own condenser. Mr. Matthews referred to drawing A-1 and A-2, elevation and floor plans. Mr. Aschoff made a motion to approve the application. Ms. Stefanelli seconded the motion. All present voted yes.

8. APPROVAL OF MINUTES

January 8, 2018 Reorganization and Regular Meeting

Ms. Stefanelli made a motion to approve the minutes. Mr. Matheis seconded the motion. All present voted yes except Mr. Guerino who abstained.

9. RESOLUTIONS

Resolution 18-01 through 18-07

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

Resolution 18-08 – Dockrell

Mr. Matheis made a motion to approve the resolution. Mr. Guerino seconded the motion. All present voted yes.

10. PAYMENT OF BILLS

All Board members voted yes to pay the bills.

Ms. Stefanelli made a motion to adjourn. All members voted yes. Meeting adjourned at 8:20 PM.