

BOROUGH OF ROSELAND  
BOARD OF ADJUSTMENT  
MINUTES OF DECEMBER 11, 2017

1. ROLL CALL

Present on roll call were:

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

Mr. William Tedesco  
Ms. Janet Treamont  
Ms. Michelle Stefanelli, Alt. #1  
Mr. Paul Jemas, Board Attorney

2. FLAG SALUTE

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

4. Diane Baluk  
275 Eagle Rock Avenue  
Roseland, New Jersey

Block 30, Lot 14  
R-4 Zone District  
Application 17-08

Seeking to construct a garage. Relief is being sought from Section 30-403.7.b minimum side yard setback for detached accessory structures, 10 feet is required.

Mr. Jemas swore Ms. Baluk in. Mr. Barretta asked if any trees will be removed. Ms. Baluk stated no. Ms. Baluk stated she is seeking to replace her garage that was destroyed in a storm and the side yard will be the same as the previous garage. Ms. Baluk stated her lot is 50 X 242. The proposed garage will be 20 X 22. The Board is in receipt of drawings of what the garage will look like. Ms. Baluk stated if she moves the garage to maintain 10 feet she would have to remove her deck and it would put the garage in the middle of her of her yard. Ms. Baluk stated the garage was there when she purchased the home in 1980. Many of the garages in the area have similar setbacks. Mr. Aschoff, Mr. Tedesco, Ms. Stefanelli and Mr. Matheis all stated that they have no problem with the proposal. Ms. Treamont asked Ms. Baluk if she makes a U turn to get out of her driveway. Ms. Baluk stated yes. Mr. LaRiccica asked Ms. Baluk if she would consider moving the garage 1.5 feet. Mr. Aschoff stated if the garage was moved to maintain a 5.2-foot side yard he would have no problem with the application. Mr. Tedesco stated that every garage in the immediate area is similar to the proposal. Mr. Guerino agreed that if a 5.2-foot side yard was maintained he too would have no problem with the application. Ms. Baluk agreed to move the garage to maintain a 5.2-foot side yard setback. Mr. Aschoff made a motion to approve the application with the condition that a 5.2-foot side yard is maintained. Mr. LaRiccica seconded the motion. All present voted yes.

5. Shannon Malone  
34 Passaic Avenue  
Roseland, New Jersey

Block 9, Lot 1  
R-4 Zone District  
Application 17-09

Seeking to replace a 5-foot fence and an 8 X 10 shed. Relief is being sought from

## 5. Malone

Section 30-403.8 and Section 30-403.7.b.1.

Mr. LaRicca excused himself from the application.

Mr. Jemas swore Ms. Malone and Ms. Ricki Timmons in. Mr. Barretta asked if any trees will be removed. Ms. Malone stated no. Ms. Timmons stated they would like to replace the existing fence and shed. They are proposing a 5-foot white vinyl fence. They are replacing the fence on Glen Avenue and in the rear yard. They have owned the house for 2 ½ years. The fence and shed are in disrepair. There was a brief discussion on moving the shed. Mr. Guerino asked if the fence runs to the house. Ms. Timmons stated yes. Ms. Stefanelli asked if a tree is behind the shed. Ms. Timmons stated yes, it belongs to her neighbor. Mr. Aschoff asked if they would be agreeable to a 4-foot fence with an additional 12 inches of lattice on top. The applicant agreed. Mr. Aschoff made a motion to approve the application with the condition that the fence be a maximum of 5 feet high with 12 inches of it being lattice and the shed remains the same size. Mr. Tedesco seconded the motion. All present voted yes.

## 6. APPROVAL OF MINUTES

## a. December 11, 2017

Mr. Matheis made a motion to approve the minutes and Mr. Aschoff seconded the motion. All present voted yes.

## 7. RESOLUTIONS

## a. Resolution #17-13 – The Chicken Factory

Mr. Guerino made a motion to approve the resolution. Mr. Aschoff seconded the motion. All present voted yes except Mr. LaRicca who abstained.

## b. Resolution #17-14 – Mascera

Ms. Treamont made a motion to approve the resolution, Mr. Tedesco seconded the motion.

Mr. Barretta made a motion to adjourn. All present voted yes.