

BOROUGH OF ROSELAND  
BOARD OF ADJUSTMENT  
MINUTES OF AUGUST 14, 2017

1. SALUTE TO THE FLAG
2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman  
Mr. Anthony Guerino  
Mr. Joseph LaRiccia

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

Absent:

Mr. Paul Aschoff

Mr. John Matheis

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

4. Artur Klawinowski  
150 Major Street  
Clifton, New Jersey

46 Cortlandt Street  
Block 23, Lot 27  
R-4 Zone District  
Application #17-04

Matthew Trella, Esq., of 1135 Broad Street, Clifton, New Jersey was present representing the applicant, Artur Klawinoski.

Mr. Jemas swore Mr. Klawinowski in. Mr. Barretta asked if any trees were to be removed and Mr. Klawinowski stated no, not at this time. Mr. Trella stated that the applicant is seeking to construct a new, modest, single family dwelling which will be larger than and set back further than the current home. Mr. Barretta stated for the record that the proposed dwelling will not be in the same footprint as the existing dwelling. Mr. Jemas marked the survey as A1 and the site plan dated May 29, 2017 as A2 into evidence. Mr. Klawinowski stated that the lot is 48' X 110'. The proposed front yard setback will be 22', side yards 9' and the rear yard 44'. Mr. Jemas asked if they tried to conform to the ordinance. Mr. Klawinowski stated if he pushed the house back any further it would only leave a 36' rear yard. He also stated that reducing the size of the house would not be practical. The current home is small and in disrepair. Mr. Klawinowski stated that he purchased the house in May of this year. Ms. Stefanelli asked if he purchased it for speculation. Mr. Klawinowski stated yes, but he may consider living in it. Mr. Tedesco asked if a new foundation is proposed. Mr. Klawinowski stated that it will be built on a slab. Mr. Tedesco asked if he intends to keep the existing garage and Mr. Klawinoski stated that he will be knocking it down. Mr. Tedesco agreed that the house is in poor condition. Mr. Barretta asked if the proposed home's setback will be similar to the homes on either side. Mr. Klawinowski stated yes. Ms. Treamont stated that she had been in the house a few times and it's a mess. Mr. Guerino stated that he is concerned with the 9' side yards. Mr. Barretta stated that the ordinance has been upgraded over the years from 8' to 10' to 12' in the R-4 Zone. Mr. Jemas asked how many bedrooms the house will

4. have and Mr. Klawinowski stated three. Mr. Jemas asked if there will be a garage and Mr. Klawinowski stated yes, a one-car attached garage with two driveway parking spots. Mr. LaRiccia asked if the property will be landscaped. Mr. Klawinowski stated yes with bushes, flowers, mulch, and grass.

Mr. Barretta asked if there was anyone in the audience for or against the application. There was no response.

Mr. Jemas commented that this is a "C" variance.

Mr. LaRiccia made a motion to approve the application with the condition that the 6' fence remain, the property be landscaped, and grass be planted. Ms. Stefanelli seconded the motion. All present voted yes except Mr. Guerino who abstained.

## 5. APPROVAL OF MINUTES

- a. July 10, 2017

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

## 6. RESOLUTIONS

- a. Dias

Mr. Barretta made reference to a letter received from Mr. Dias after the July 10<sup>th</sup> hearing. Mr. Jemas stated that if Mr. Dias wanted to modify his plan he would have to return to the Board. Ms. Treamont made a motion to approve the resolution. Mr. Tedesco seconded the motion. All present voted yes except Mr. Guerino and Ms. Stefanelli who abstained

## 7. PAYMENT OF BILLS

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

## 8. BY-LAWS

Mr. Tedesco suggested that 1:2-4. Order of Business be modified so that B becomes H. Mr. Tedesco made a motion to make the change. Ms. Treamont seconded the motion. All present voted yes.

Mr. Barretta made a motion to adjourn at 8:12 PM. All present voted yes.