

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF JULY 10, 2017

1. SALUTE TO THE FLAG

2. ROLL CALL

Present on roll call were:

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

Mr. William Tedesco
Ms. Janet Treamont
Mr. Paul Jemas, Attorney

Absent:

Mr. Anthony Guerino

Ms. Michelle Stefanelli

Mr. Jemas read a letter into the record from Michael Rubin, Esq. requesting the Board to withdraw the application for 191 Eagle Rock Avenue without prejudice. Mr. Aschoff made a motion to do same. Ms. Treamont seconded the motion. All present voted yes.

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

Mr. Barretta asked the Board to take a moment of silence in memory of former Board Member Virgil Bavaro who passed away.

4. Bruno Dias
45 Cobblewood Road
Blairstown, New Jersey 07825

39 Fourth Avenue
Block 5, Lot 5
R-4 Zone District
Application 17-03

Mr. Jemas swore Mr. Dias in. Mr. Barretta asked if any trees were being removed and Mr. Dias stated no. Mr. Dias stated that the house was built in 1939 and is approximately 600 square feet. The conditions he is seeking relief for are pre-existing. The lot size of the property is 50' x 100'. Mr. Barretta stated that the R-4 Zone requirements have changed and become stricter over the years. Mr. Dias stated that he is seeking to raise the roof on the house with a 2' cantilever in the front. The deck will be within 5' of the shed to which Mr. Barretta stated that 10' is required. Mr. Tedesco stated that many of the homes in the area are larger and have been enlarged. Mr. Aschoff asked Mr. Dias if he would consider either removing the shed or the deck. Mr. Dias stated that he built the shed from scratch and would remove deck if he has to. Mr. Aschoff stated that he would prefer to see the shed removed. Ms. Treamont asked if the deck could be reduced in width and extended in length and Mr. Dias replied that he would be willing to do that. Mr. Dias submitted an aerial photo from google (A1) and a 3D picture (A2) showing the front and rear of the house. Ms. Treamont asked again if the deck could be reduced in size. She asked where the steps were located and Mr. Dias stated that they were on the left side. Mr. Dias stated that he could incorporate them into the deck or remove them all together, if necessary. There was a brief discussion on the Zoning Officer's letter of denial and its accuracy pertaining to the rear yard setback.

4. Mr. Aschoff reiterated that he would like to see either the shed or the deck removed. Mr. Dias agreed to eliminate the deck. Mr. Aschoff made a motion to approve the application with the condition that both the deck and door be removed. Mr. LaRicca seconded the motion. All present voted yes.

5. APPROVAL OF MINUTES

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

6. PAYMENT OF BILLS

Parker Labs – Escrow \$9,771.57

Mr. Aschoff made a motion to approve the release of funds. Ms. Treamont seconded the motion. All present voted yes except Mr. Matheis who abstained.

Maser Consulting - \$1,258.00

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

Maser Consulting - \$213.00

Mr. Aschoff made a motion to approve. Mr. LaRicca seconded the motion. All present voted yes.

Mr. Barretta informed the Board that a letter was received from Mohammed El-Hawwat, P.E. regarding the property located at 53 Ridge Road seeking an extension of their variance. Mr. Aschoff made a motion to grant the applicant a six month extension. Ms. Treamont seconded the motion. All present voted yes.

Mr. Barretta stated that the Board will amend their by-laws at the next meeting taking into consideration Mr. Tedesco's comments.

Mr. Aschoff made a motion to adjourn and all present voted yes.