

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF APRIL 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. Anthony Guerino
Mr. Joseph LaRiccia
Mr. John Matheis

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

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

4. Mr. Michael Zichelli
280 Eagle Rock Avenue
Roseland, New Jersey

Block 29, Lot 13
R-4 Zone District
Application 17-01

Seeking to construct a deck in the rear of the dwelling. Relief is being sought from Section 30- 404.1(d) the minimum rear yard setback permitted in the R-4 Zone is 50 feet; whereas 38 feet are proposed. The minimum side yard setback permitted is 12 feet; whereas 10.25 and 9.75 are proposed. In addition, the maximum impervious coverage permitted is 35%; whereas 39% is proposed.

Mr. Jemas swore Mr. Zichelli in. Mr. Barretta asked if any trees would be removed. Mr. Zichelli stated no. Mr. Zichelli stated that he is seeking to construct a 10' x 20' deck in his rear yard parallel to his house. Mr. Zichelli stated that his rear property line is on an angle. The proposed rear yard will be 48 feet on one side and 38 feet on the other. The deck will be made out of 4 x 10 pressure treated wood. Mr. Zichelli informed the Board that the garage on the survey is not there and has not been there since he purchased the home 29 years ago. Ms. Treamont made a motion to approve the application. Mr. Aschoff seconded the motion. All present voted yes.

5. Kenneth Freeman
1 Davenport Avenue
Roseland, New Jersey

Block 24, Lot 1
R-4 Zone District
Application 17-02

Mr. Barretta stepped down from this application due to owning property within 200'.

Seeking to construct a 6' fence in the front yard. Relief is being sought from Section 30- 202. Section 30-403.8(a) allows a 3' fence at least 50% open. Applicant is proposing a 6' fence less than 50% open.

Mr. Jemas swore Mr. Freeman in. Mr. Barretta asked if any trees would be removed. Mr. Freeman stated no. Mr. Freeman stated that his property is on a corner. It is considered to have two front yards and two side yards. Mr. Freeman stated that he does not feel the sight

distance will be impacted by the proposal. After a discussion with various Board members, Mr. Aschoff suggested that the 30 foot setback be maintained. Mr. Aschoff stated that the house on the other corner is closer to the street than the Freeman property. Mr. Aschoff pointed out that the applicant could build an addition in the area where the fence is proposed without a variance. Ms. Treamont suggested a 5' fence which Mr. Freeman agreed to. Mr. Aschoff suggested a 4' fence with 1' of lattice set back 5' from the 30 foot front yard setback and Mr. Freeman agreed to that also. Mr. Guerino made a motion to approve the application. Ms. Treamont seconded the motion. All present voted yes.

Mr. Barretta returned to the dais.

6. APPROVAL OF MINUTES

a. March 13, 2017

Ms. Stefanelli made a motion to approve the minutes. Mr. Tedesco seconded the motion. All present voted yes except Mr. Matheis, Mr. Guerino, Mr. Aschoff and Mr. Barretta who abstained. Mr. Barretta stated that the Board will hold the minutes until the May meeting. He asked all members to review same prior to the next meeting.

7. GENERAL CORRESPONDENCE

Mr. Barretta announced with regret that he is in receipt of a letter of resignation from the Zoning Board from Mary Comito. Mr. Guerino made a motion to have a resolution adopted recognizing Ms. Comito. Mr. Aschoff seconded the motion. All present voted yes.

Mr. Aschoff made a motion to adjourn. Ms. Stefanelli seconded the motion. All present voted yes. Meeting adjourned at 8:22 P.M.