

BOROUGH OF ROSELAND  
BOARD OF ADJUSTMENT  
MINUTES OF JUNE 10, 2019

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman  
Mr. John Derites  
Mr. Anthony Guerino

Ms. Michelle Stefanelli  
Ms. Janet Treamont  
Mr. Paul Jemas, Board Attorney

Absent:

Mr. Paul Aschoff  
Mr. John Matheis

Mr. Frank Perrotti

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

4. Mr. and Mr. Tobias Morgan  
16 Plymouth Place  
Roseland, New Jersey

Block 38, Lot 18  
R-4 Zone District  
Application #19-05

Mr. Jemas stated that Mr. Morgan is seeking relief for side yard and impervious coverage.

Mr. Jemas swore Mr. Morgan in.

Mr. Barretta asked if any trees will be removed. Mr. Morgan stated no. Mr. Morgan stated that he is seeking to widen his walkway by two feet. The area where the walkway is located is shaded and grass does not grow. Mr. Barretta asked if the deck received a variance. Mr. Morgan stated yes in 2001. Mr. Barretta asked how far the deck is from the rear property line. Mr. Morgan stated about 25 feet. The new survey was marked as A1. Mr. Guerino asked how far the proposed walkway expansion will be from the side yard property line. Mr. Morgan stated 4.1 feet. The photos of the walkway with the red markings was marked as A2. Mr. Morgan stated that the photo depicts the proposed walkway extension. Ms. Treamont asked if the walkway extension will cause drainage to run on to the neighbors' properties. Mr. Morgan stated that he pitched it and added drainage. The sidewalk will be 4.5 feet wide. Mr. Guerino stated that the new survey does not show all of the dimensions. Mr. Barretta asked about the dirt in the driveway and Mr. Morgan stated that it had been removed.

## 4. Mr. Tobias Morgan

Mr. Derites stated that the old sidewalk was concrete which causes runoff while the proposed walkway will be pavers which absorb runoff. Mr. Morgan stated that the proposal will be aesthetically positive and an improvement to the area. The proposal will be similar to what other properties in the area have. Mr. Morgan stated that the property is narrow and shallow. The proposal will not cause any detriment to the area. Ms. Treamont and Mr. Derites agreed that the proposal will improve drainage.

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

## 5. APPROVAL OF MINUTES

## a. May 13, 2019

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

## 6. RESOLUTIONS

## a. Kureshepi

Mr. Derites made a motion to approve the resolution. Ms. Stefanelli seconded the motion. All present voted yes except Ms. Treamont who abstained.

## b. Dotro

Ms. Stefanelli made a motion to approve the resolution. Mr. Derites seconded the motion. All present voted yes except Ms. Treamont who abstained.

## 7. PAYMENT OF BILLS

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

Ms. Stefanelli made a motion to adjourn at 8:10 PM. All present voted yes.