

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF MAY 13, 2019

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman
Mr. Paul Aschoff, Vice Chairman
Mr. John Derites
Mr. Anthony Guerino

Mr. John Matheis
Ms. Michelle Stefanelli
Mr. Frank Perrotti, Alt. 1
Mr. Paul Jemas, Attorney

Absent:

Ms. Janet Treamont

3. Mr. Barretta announced that notice of this meeting has been provided in accordance with the Open Public meetings Act. Mr. Barretta informed the Board and audience that the Morgan application 16 Plymouth Place is being carried until the June 10, 2019 meeting. The Board is in receipt of a letter that was written to Mr. Morgan from James Campbell, Zoning Officer. Mr. Campbell stated he informed Mr. Morgan that he must submit a signed and sealed survey depicting all the improvements on the survey. Mr. Jemas stated that the application should have been submitted prior to notification and publication. There was a discussion on the application procedures. Mr. Morgan stated he followed the same procedure that he has in the past. After a discussion, Mr. Aschoff stated that the Board should proceed to the applications that are in front of this one.

4. Mr. Almir Kureshepi
31 Godfrey Avenue
Roseland, New Jersey

Block 38, Lot 12
R-4 Zone District
Application #19-03

Mr. Barretta stated that the application was carried from the April meeting so that additional information could be submitted. Mr. George, Sincox, Sincox Associates was present. Mr. Sincox stated that he is an architect and professional planner and has practiced for 40 years. Mr. Jemas swore Mr. Sincox in. Mr. Guerino asked if an updated survey was submitted. Mr. Kureshepi stated he submitted a survey with the porch encroachment. Mr. Perrotti questioned how many steps there will off of the porch. Mr. Sincox stated 4 steps and 5 risers. Mr. Sincox stated the property is located in an older area with small homes. Mr. Sincox stated the second floor will be expanded to create 4

bedrooms. Drawing A-1 dated 7-28-18 showing proposed second floor was marked A2. Drawing A-2 dated 7-28-18 showing front and rear elevations was marked A3. Mr. Sincox stated there is an extreme hardship due to the property being a corner lot. The purpose is to create a more visual environment. The proposal is designed to complement the neighborhood. There will be no negative impact. There will be no detriment to the public good. Mr. Aschoff stated the only front yard changing is the Plymouth Place one. Mr. Derites stated that this application is not dissimilar to what's in the neighborhood. James Campbells letter of denial was marked B1. Mr. Kureshepi submitted photos of homes in the area. Mr. Tobias Morgan stated he is in favor of the application. Mr. Aschoff made a motion to approve the application. Mr. Guerino seconded the motion. All present voted yes.

5. Mr. and Mrs. Michael Dotro
17 Plymouth Place
Roseland, New Jersey

Block 39, Lot 25
R-4 Zone District
Application #19-04

Mr. and Mrs. Dotro were sworn in by Mr. Jemas. Mr. Jemas had the 200-foot list of property owners Marked B-1. He questioned what the crossed off names on the list are. Mr. Dotro stated they were notified certified mail and the receipts were submitted. Mr. Barretta asked if any trees will be removed. Mr. Dotro stated no. Mr. Dotro stated they would like to install an 8' X 8' shed. Mr. Dotro stated if he installed the shed in accordance with the ordinance it would be in the middle of his yard. Mr. Barretta asked how thick the pad is. Mr. Dotro stated about 2". Mr. Dotro stated some neighbors' sheds are right on the property. Mr. Barretta asked if the pad could be moved. Mr. Dotro stated he would have to break it up. Survey was marked A1. Photos were marked A2 and A3. Mr. Dotro stated he has lived in the house for 15 years. Prior to that he lived on Green Avenue for 5 years. He Put the pad in and when he checked with the Town, he was told he needed a Zoning permit. Mr. Dotro stated there is a garage that in on the property line in the rear of his home. Mr. Dotro stated his kids have asthma. He would like to get the mower out of the garage. Mr. Dotro stated there are trees in his yard. Mr. Guerino stated the trees are not on the survey. Mr. Dotro stated the lot is 50 feet wide. Mr. Dotro stated the lot is half the size of what is required. He would like to have room in the yard for the kids. Mr. Perrotti asked why the pad is 10' X 10'. Mr. Matheis asked how old the kids are. Mr. Dotro stated 11 and 16. Mr. Derites asked Mr. Dotro if he would consider moving the shed so that it is as far away from the side and rear yard as possible. Ms. Stefanelli and Mr. Perrotti agreed that is a good recommendation. Mr. Jemas asked the Dotro's if they are willing to accept the conditions. The Dotros' agreed. Mr. Morgan stated he is in favor of the application. Mr. Aschoff made a motion to approve the application with the condition that the shed be moved as far off the side and rear line as possible. Mr. Derites seconded the motion. All present voted yes.

6. Mr. Tobias Morgan stated he does not understand why his application is being carried. He said he followed the same procedure as in the past. Mr. Morgan referred to

the checklist marked A1. Letter of denial was marked A2. The letter from James Campbell was marked A3. After a lengthy discussion. Ms. Stefanelli made a motion to carry the application to the June 10, 2019 meeting. Mr. Perrotti seconded the motion. All present voted yes.

7. APPROVAL OF MINUTES

a. April 8, 2019

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

8. RESOLUTIONS

a. Costantino - Application #19-02

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

9. PAYMENT OF BILLS

a. The Progress

Ms. Stefanelli made a motion to approve the bill list. Mr. Perrotti seconded the motion. All present votes yes.

Ms. Stefanelli made a motion to adjourn. All present voted yes.