

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF MARCH 11, 2019

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Paul Aschoff, Acting Chairman
Mr. John Derites
Mr. John Matheis

Ms. Michelle Stefanelli
Ms. Janet Treamont
Mr. Frank Perrotti, Alt. #1
Mr. Paul Jemas, Attorney

Absent on roll call were:

Mr. Santo Barretta

Mr. Anthony Guerino

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

Mr. Aschoff welcomed Councilwomen Fishman and Perrotti to the meeting. He also welcomed new Board members John Derites and Frank Perrotti.

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| 4. Mr. and Mrs. Randy Krasner | Block 40, Lot 22 |
| 11 Mitchell Avenue | R-4 Zone District |
| Roseland, New Jersey | Application #19-01 |

Mr. Steven Schaffer, Esq. of Burns and Schaffer, was present representing the applicant. Mr. Jemas stated that both the letter of denial and the agenda lists the applicant's name as Kramer. Mr. Schaffer stated that the correct name is Krasner. Mr. Jemas stated that it will be corrected for the record.

Mr. Robert J. Scialla, Architect, was sworn in by Mr. Jemas. Mr. Scialla stated his credentials for the record. Mr. Scialla stated that he prepared the plans for the addition. The applicant has lived in the home for 22 years. Mr. Scialla submitted exhibit A1, a description of the property, and A2, two

surveys prepared by Scialla Associates showing the existing and proposed property.

Mr. Scialla stated that the purpose of the addition is to make the home more livable. Mr. Scialla stated that the increase proposed for the front yard is de minimis totaling 66 square feet. A3 is a diagram depicting front yard setbacks in the area. The applicant is proposing a 24.10 foot front yard which is set back slightly from the immediate surrounding properties. Mr. Scialla stated that exhibit A4 shows 12 photos of the subject property and surrounding homes in the area. The photos are of #9, #13, #15, #19, #18, #14, #12 and #10 Mitchell Avenue. The photos show that the subject property is the only single story home in the area. The current home is 1200 square feet and consists of two bedrooms and one bathroom. There are four family members. The property is 5,250 square feet. One tree, that is not a Borough tree, will be removed and replaced with landscaping. Mr. Scialla stated that exhibit A5 is a survey prepared by All-County Surveying dated 3-3-97. Mr. Scialla stated that drawing A-3 depicts the proposed first floor and second floor plans. The second floor will consist of three bedrooms, two baths and a master sitting room. Drawing A-1 thru A-4 consists of elevations, floor plans, and attic and basement plans. Mr. Derites asked if the 66 square foot addition is in the front of the home. Mr. Scialla stated yes.

Mr. Krasner was sworn in by Mr. Jemas. Mr. Krasner stated that the house was built in 1934. The addition was added in the 1960's. Ms. Stefanelli asked if there will be a first floor bedroom. Mr. Krasner stated no; the current first floor bedroom will become a dining room.

Mr. Scialla stated that the side and rear yard setbacks will not change. The only new variance is for impervious coverage. The addition will be aesthetically pleasing and compatible with the other properties in the neighborhood. There will be no negative impact on the neighbors and neighborhood, nor any negative environmental impact. The proposal will be an enhancement to the neighborhood. The proposed work will bring the home up-to-date as well as provide more living space. Records indicate that other properties in the neighborhood have received similar variances. Mr. Scialla stated that they are seeking a flexible C2 variance. Mr. Aschoff stated that the applicant is seeking relief for several variances. Mr. Schaffer stated that most

4. Krasner

of the variances were pre-existing and would not be further impacted. Ms. Stefanelli asked if the garage would be attached or detached. Mr. Scialla stated that it will be detached.

Mr. Schaffer stated that they feel they have proven there will be no negative impact caused to the neighbors or the neighborhood by this proposal. The positives outweigh any negatives.

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

5. Mr. and Mrs. Ariel Costantino
35 Davenport Avenue
Roseland, New Jersey

Block 25, Lot 13
R-4 Zone District
Application #19-02

Mr. Jemas swore Mr. and Mrs. Costantino in.

Mr. Costantino stated that the house is on a corner lot. They have three young children. They have an above ground pool and a basketball court in what they consider their backyard. They had 20 foot high dense shrubs which were destroyed in a bad snow storm last year and could not be saved. Mr. Costantino made reference to the pictures submitted in the packets (A1-A4). A1 is picture of the exposed rear yard and A2 is a picture of the proposed fence. Mr. Costantino stated that they would like to install a 6 foot fence; 1 foot of it will be lattice. A3 showed another version of the fence. Mr. Costantino stated that A4 is a photo of the shrubs in the snow storm. Mr. Costantino stated that they came to the Board for a variance on the existing fence. At that time they were required to plant 16 shrubs of which 12 died. Mr. Aschoff asked how far the fence will be from Williamsburg Drive. Mr. Costantino stated 11 feet. Mr. Aschoff stated that the survey does not indicate the fence's distance from the street and the rear neighbor's property. Mr. Aschoff was concerned that the fence could be in the right-of-way and wanted that clarified.

5. Costantino

Mr. Derites asked if the pool has a removable ladder. Mr. Costantino stated yes. Mr. Costantino stated that the fence will be on three sides of the property. Mr. Perrotti expressed concern that the fence will interfere with the neighbors' site view exiting their driveway. Mr. Aschoff stated that he was concerned over the uncertainty of the fence location. Mr. Derites asked the applicants if they would consider a 5 foot high fence. Mr. Costantino stated yes. Mr. Perrotti asked the applicant if they are seeking the fence for safety or privacy. Mr. Costantino stated both. Mr. Perrotti stated that he would be agreeable to a 4 foot high fence with 1 additional foot of lattice. Mr. Matheis and Ms. Treamont agreed. Ms. Stefanelli stated that she would like to see the location of the fence clarified. Ms. Treamont made a motion to carry the application. Ms. Stefanelli seconded the motion. All present voted yes.

6. APPROVAL OF MINUTES

a. Reorganization Meeting

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

b. Regular Meeting

Ms. Treamont made a motion to approve the minutes. Mr. Matheis seconded the motion. All present voted except Mr. Derites and Mr. Perrotti who abstained.

7. RESOLUTIONS

Ms. Treamont made a motion to approve Resolutions 19-01 thru 19-08. Ms. Stefanelli seconded the motion. All present voted yes except Mr. Derites and Mr. Perrotti who abstained.

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