

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF DECEMBER 10, 2018

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman
Mr. Paul Aschoff
Mr. Anthony Guerino
Mr. Joseph LaRicca
Mr. John Matheis

Ms. Michelle Stefanelli
Ms. Janet Treamont
Ms. Laura LaBianca
Mr. Paul Jemas, Attorney

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

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| 4. Joseph and Kelly Ann Cossetti | Block 37, Lot 19.01 |
| 32 Condit Court | R-4 Zone District |
| Roseland, New Jersey | Application #18-10 |

Mr. Jemas swore Mr. and Mrs. Cossetti in. Mr. Barretta asked if they would be removing any trees. Mr. Cossetti stated no. Mr. Cossetti stated that they moved into the house in September of 2018. The lot was vacant and owned by the Roseland Presbyterian Church. Mr. Cossetti stated that the lot is shallow and slightly sloped. They hired someone to come in and design the deck. They have also planted 12, 15' to 16' trees for screening. Ms. Treamont asked how high the deck would be. Mr. Cossetti stated 2' to 4' high. The proposed deck would be 16' x 57' and made out of Trex. There appears to be no negative implications. Mr. Cossetti stated that they are seeking a 14' relief. The lot is 100' deep and abuts the Church's parking lot. Mr. Jemas asked that the survey be marked as A1. Photos of the rear area of the home were marked as A2 and A3. The deck plans were marked as A4 and a letter from the applicant was marked as A5. Mr. Aschoff made a motion to approve the application. Ms. Treamont seconded the motion. All present voted yes except Ms. LaBianca who abstained.

5. Paul and Ellen Zotti
61 Pitcairn Drive
Roseland, New Jersey

Block 13, Lot 30
R-3 Zone District
Application #18-12

Mr. Jemas swore Mr. and Mrs. Zotti in. Mr. Barretta asked if any trees would be removed. Mr. Zotti stated no. Mr. Zotti stated that they are seeking a side yard variance. The ordinance requires 20' side yards and are proposing 3.5'. Mr. Zotti stated that the deck will be 16' x 22'. Mr. Jemas asked that the survey be marked as A1. Photos of the rear of the home were marked as A2 and the deck plans as A3. Mr. Zotti stated that they have lived in the home since 1998 and that the property is 100' x 220'. Mr. Barretta asked if there was any property available to purchase. Mr. Zotti stated no; there are homes on both sides of them. Mr. Guerino asked if they could build the deck in conformance with the present side yards. Mr. Zotti stated it would be difficult due to the kitchen layout. Mr. LaRiccica asked how close the neighbors' houses are. Mr. Zotti stated approximately 35+ feet. Mr. Aschoff made a motion to approve the application. Ms. Stefanelli seconded the motion. All present voted yes except Ms. LaBianca who abstained.

6. APPROVAL OF MINUTES

- a. November 12, 2018

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

7. RESOLUTIONS

- a. Grammenos

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

b. Burgos

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

c. Morgan

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

8. Payment of Bills

a. Paul Jemas, Esq.

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

Ms. Stefanelli made a motion to adjourn at 8:05 PM. All present voted yes.