

BOROUGH OF ROSELAND
BOARD OF ADJUSTMENT
MINUTES OF NOVEMBER 12, 2018

1. FLAG SALUTE

2. ROLL CALL

Present on roll call were:

Mr. Santo Barretta, Chairman
Mr. Paul Aschoff, Vice Chairman
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.

4. James and Tara Grammenos
44 Roosevelt Street
Roseland, New Jersey

Block 21, Lot 40
R-4 Zone District
Application #18-08

Mr. Grammenos was sworn in by Mr. Jemas. Daniel D'Agostino, applicant's architect and owner of Plan Architecture, stated his credentials for the Board. He was sworn in by Mr. Jemas. Mr. Barretta asked if any trees will be removed. Mr. Grammenos stated no. Mr. Jemas asked that the plans submitted (A.001, A.101, A.102, A.103, and A.104) be marked as exhibit A1. Mr. D'Agostino stated that a fire had occurred in the house. A portion of the work is repair, and the other portion includes an addition and deck. Mr. D'Agostino stated that there are currently nonconforming side yards of 8.9', an existing lot width of 65' and existing impervious coverage of 39.85%. With the proposed addition, only the impervious coverage will increase to 41.33%. In the front, they are proposing a small covered porch area. Mr. Guerino asked if the tree in front will remain. Mr. D'Agostino stated yes. Ms. Treamont asked if some of the pavers in the rear will be covered by the deck. Mr. D'Agostino stated yes. Ms. Treamont asked how high the deck will be. Mr. D'Agostino stated 3 to 4 feet. Mr. Guerino stated that he visited the site and spoke to the neighbor to the right who had no objections to the application. Mr. Barretta asked Mr. Grammenos how long they have lived in

the home. Mr. Grammenos stated about a year before the fire occurred. Mr. Barretta asked if there was anyone in the audience in favor or opposing the application. Mr. Tobias Morgan, 16 Plymouth Place, stated that he was in favor of the application. Ms. Treamont made a motion to approve the application. Mr. Guerino seconded the motion. All present voted yes.

5. David Burgos and Ines Perez Nin
85 Passaic Avenue
Roseland, New Jersey

Block 13, Lot 69
R-3 Zone District
Application #18-09

Mr. David Burgos was sworn in by Mr. Jemas. Mr. Barretta asked if any trees will be removed. Mr. Burgos stated no. Mr. Burgos stated that he purchased the home in 2016. Passaic Avenue is a busy street. Mr. Burgos stated that he applied to the Zoning Dept. for a 6 foot fence in the rear and 3 foot fence in the front of his property. A 5 foot instead of a 3 foot fence was installed in the front. Mr. Burgos stated that he has two young children and he did not feel that 3 feet provided enough safety. Mr. Burgos stated that he received a summons for installing the higher fence in the front. He went to court and was fined \$100.00 plus court costs. Mr. LaRiccina stated that it is a nice looking fence and is well screened. Mr. Guerino agreed with Mr. LaRiccina. Mr. Jemas asked that the photo of the fence be marked as exhibit A1. Mr. Barretta asked if there was anyone in the audience in favor of or opposed to the application. Mr. Tobias Morgan, 16 Plymouth Place, stated that he was in favor of application. Ms. Stefanelli made a motion to approve the application. Mr. Guerino seconded the motion. All present voted yes.

6. Joseph and Kelly Cossetti
32 Condit Court
Roseland, New Jersey

Block 37, Lot 19.01
R-4 Zone District
Application #18-10

Mr. Barretta asked the applicant to come forward. Ms. Leonard informed the Chairman that the applicant was not present. Mr. Guerino made a motion to carry the application to the December 10, 2018 meeting without further notice. Ms. Treamont seconded the motion. All present voted yes.

7. Tobias and Diana Morgan
16 Plymouth Place
Roseland, New Jersey

Block 38, Lot 18
R-4 Zone District
Application #18-11

Mr. Jemas swore Mr. Morgan in. Mr. Barretta asked if any trees will be removed. Mr. Morgan stated no. Mr. Morgan stated that he has a two car driveway and they have three cars. Mr. Morgan stated that he had asked the Building Department if he needed a permit for the driveway and was told that he did not. When he started ripping up the driveway he was told he needed zoning approval. He applied and was denied. He poured cement on the existing driveway to eliminate some of the mud. Mr. Morgan stated that he was also concerned over safety since Halloween was coming and the Center area gets a lot of trick-or-treaters. Mr. Barretta asked Mr. Morgan how long he has lived in the house. Mr. Morgan stated since 2001. Mr. Barretta informed the Board that Mr. Morgan got Board of Adjustment approval for a deck in 2002. At that time he was granted relief for side yard, rear yard, and impervious coverage. Ms. Treamont stated that in fairness to the applicant, he did contact the town and was given the wrong information. Mr. Guerino agreed with Ms. Treamont. Mr. Barretta asked if there was anyone in the audience in favor of or opposed to the application. Mr. David Burgos, 85 Passaic Avenue, stated that he was in favor of the application. Mr. Jemas asked to have the photos and exhibits marked as A1 thru A4. Ms. Stefanelli made a motion to approve the application with the condition that the sand be 1", pavers 2 1/2" and a 4.2' side yard be maintained. Mr. LaRicca seconded the motion. All present voted yes.

8. APPROVAL OF MINUTES

- a. September 10, 2018

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

9. RESOLUTIONS

a. Short

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

10. Payment of Bills

a. Paul Jemas, Esq.

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

11. GENERAL CORRESPONDENCE

Mr. Barretta asked the Board to think about items that may need to be amended in the ordinance. Mr. Barretta suggested that the distance of driveways to the property line should be changed. Mr. Guerino stated that houses should be properly numbered so that they are easy to find. Mr. Barretta stated that when the Board compiles some suggestions they would then be forwarded to the Planning Board for their review.

Ms. Treamont made a motion to adjourn at 8:25 P.M. All present voted yes,