

**Regular Meeting
Board of Adjustment
July 12, 2021**

Present:

Paul Aschoff
Anthony Guerino
John Matheis
William Tedesco
Eric Fauerbach
Michelle Stefanelli
Frank Perotti
Len Mendola Jr

Absent:

Board Professionals Present:

Paul Jemas Esq, Board Attorney
James Campbell, Adm Officer

The meeting was called to order by Chairman Aschoff and read the Statement of Adequate Notice that was provided as required by the Open Public Meetings Act by written notice. Said notice was given to the Caldwell Progress, Essex County Star Ledger, posted on the Borough of Roseland Web site, and filed with the Clerk of the Borough of Roseland on July 5, 2021 and copies of this notice were mailed to all persons, complying with the regulations providing for the mailing of said notice at least 48 hours prior to the time of this meeting. I direct that this statement together with a copy of said notice be incorporated into the minutes.

Pledge of Allegiance

Roll call of members taken by Mr. Campbell as listed above

Public Hearings:

- a.) **Appeal # 21-03 of Edwin & Lindsey Christiana, owners of property situate block 13, lot 29, known as 63 Pitcairn Drive, Roseland NJ, requesting C Variance for construction of addition with a side yard setback of 15.4 feet where 20 feet is required in the R-3 Zone**

Michael Cross – Attorney for applicant

Summary of application to remove existing ground level deck and replace with 1 story addition to existing single family house. Addition to be enclosed and to be used as home office.

Witness # 1 – Edwin Christiana – Property Owner –

History of ownership and proposed use of addition.

Ex A-1 Site Survey of property

Ex A-2 – Site Plan with proposed development with AIA plans

Ex A-3 – 4 photos of existing site

Ex B-1 Completeness Letter

Board Questions –

Board Member Mendola inquired regarding the distance from existing deck to the adjacent house. The owner indicated it was around 30 feet.

Public Questions - None

Witness # 2 – Elyse Agnello – AIA

Review of existing setbacks at 15 feet per side yard.

Addition would not cause a detriment to the neighborhood as proposed.

Board Questions –

Board Member Perrotti inquired as to the line of the deck to remain consistent with the addition. The AIA confirmed that the lines would remain the same.

Summary by Attorney Cross:

No tress on site to be removed, no public detriment.

A review of the positive and negative criteria for a C Variance.

Board Questions – None

Public Questions/ Comments – None

Motion to approve by Guerino, second by Perrotti. 7 Members in favor

Minutes:

Approval of Minutes from the June 14, 2021 meeting – Motion to approve by Stafanelli, second by Faurebach. 8 members in favor.

Resolutions:

None:

Payment of Bills: –None:

General Correspondence: –None

Motion to adjourn meeting by Stefanelli, second by Faurebach. All members in favor