

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

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**Present:**

Paul Aschoff  
Anthony Guerino  
John Matheis  
William Tedesco  
Len Mendola Jr  
Frank Perotti

**Absent:**

Eric Fauerbach  
Michelle Stefanelli

**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 April 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 # 21-01 of Alexa Bacino & Arthur Rees, owners of property situate block 59, lot 35, known as 27 Evelyn Road, Roseland NJ, requesting C Variances for side yard & front yard setbacks in conjunction with three one story additions and new deck

Arthur Rees & Alexa Bacino - Property Owners

Summary of application & proposed work

Witness # 1 – Ayman Sedra – AIA

Review of existing site & conditions

1 car garage & narrow driveway

Review of existing floorplan

Ex B-1 – Completeness Letter to Board dated 3/27/21

Ex A-1 – Renovation & addition plan

Ex A-2 – Current Site Survey

Witness # 2 – Alexa Bacino

Ex A-3 – Review of 12 site photos showing existing conditions

Review of R-4 Zone bulk requirements & 2 variances requested

Front Yard setback of 18.08 ft where 30 ft is required & Side Yard setback of 9.41 ft where 12 feet is required

Review of proposed floor plan & new elevations

Board Questions -

Public Questions/ Comments – None

Board Deliberation

Motion to approve by Perrotti, second by Guerino. All members present in favor

Approval of Minutes from the March 8, 2021 meeting – Motion to approve by Matheis, second by Tedesco. 6 members in favor.

Resolutions – None

Payment of Bills –None

General Correspondence –None

Motion to adjourn meeting by Tedesco, second by Perrotti