

**Regular Meeting  
Board of Adjustment  
December 14, 2020**

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**Present:**

Paul Aschoff  
Anthony Guerino 8:15 pm  
John Matheis  
Janet Treamont  
Michelle Stefanelli  
William Tedesco  
Eric Fauerbach  
Frank Perotti

**Absent:**

**Board Professionals Present:**

Paul Jemas Esq, Board Attorney  
James Campbell, Adm Officer  
Dan Bloch, Board Planner

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 December 7, 2020 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.

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

Public Hearings:

- a.) Carried from the November 9, 2020 meeting, Appeal # 20-07 of EMMR Limited Partnership, owner of property situate block 23, lots 15 & 16, known as 204 Eagle Rock Avenue, Roseland NJ, requesting amended approval and expansion of non-conforming use to allow additional office type uses whereas the original approval allowed specific professional office uses

Rosemary Stone Dougherty – Attorney for applicant

Review of proposed uses

Ex A-6 – Dec 12 Planners memo

Ex B-3 – Proposed list of uses

Witness # 1 – William Page – PP

Review of planners report & list of uses

Ex B-4 – NAICS business listing

Board Questions

Public Questions - None

Witness # 2 – Dr. E. Curri – Owner

Summary of parking in site & review of current uses

Building floorplan with 12 current suites

Leased space to be no more than 1/3 of total floor area to any one tenant

Board Questions -

Public Questions/Comments – None

Closing statement by attorney Stone Dougherty

## Board Deliberation

Motion to approve by Perrotti, second by Matheis. All eligible members in favor

b.) Carried from the November 9, 2020 meeting, Appeal # 19-06 of William & Sandy Broughton, owners of property situate block 23, lot 29, known as 80 Harrison Avenue, Roseland NJ, requesting D Variance relief to convert existing single-family residence into a two family as well as the expansion due to two existing principle structures on site

Motion to carry application to the Jan 11, 2021 meeting by Tedesco, second by Treamont. All eligible members in favor

Board Member Guerino recused himself & left the meeting at 8:55 pm

c.) Appeal # 20-11 of Ryan Curran, owner of property situate block 49, lot 37, known as 9 Birch lane, Roseland NJ, requesting C Variance for side yard setback associated with proposed second story addition

Witness # 1 – Ryan Curran – Property owner

Summary of application to add second floor onto existing house

Ex B-1 – Letter of Denial

Ex A-1 – AIA Plans

Existing side yard setback of 15.08 feet to be maintained with new second floor

Review of plans, exterior & interior

Board Questions –

Public Questions/ Comments – None

## Board Deliberation

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

5.) Minutes –Minutes from the Nov 9, 2020 meeting. Motion to approve by Tedesco, second by Treamont. All members in favor

### 6.) Resolutions

a.) Appeal # 20-10 of Joseph & Gihan Minish, owners of property situate block 49, lot 6.07, known as 18 Thackeray Drive, Roseland NJ, requesting C Variance for side yard setback for installation of a new stand by generator

Motion by Guerino, second by Treamont. All members in favor

### 7.) Payment of Bills – None

### 8.) General Correspondence – None

Motion to adjourn meeting by Stefanelli, second by Perrotti