

**Regular Meeting
Board of Adjustment
May 10, 2021**

Present:

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

Absent:

Frank Perotti

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 May 3, 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 # 21-02 of Minelly Saladin, owner of property situate block 41, lot 3, known as 10 Livingston Avenue, Roseland NJ, requesting C Variances for side yard setback of 7.5 feet, where 12 feet is required, rear yard setback of 40 feet, where 50 feet is required for proposed new deck. C Variance for improved coverage of 39.2% where 35% is allowed in conjunction with enlargement of an existing driveway.

Witness # 1 – Minelly Saladin – Property Owner

Review of proposed work to include new deck and widening of existing driveway

Ex A-1 – Survey with markouts for deck & driveway

Ex A-2 – 5 Site photos

Ex B-1 – Letter of Completeness

Staircase from deck to be located pointing towards driveway side

Walkway from deck stairs to driveway to be included

Variance relief to be:

- a.) 8 feet side yard setback
- b.) Total improved coverage to be 39.6% with walkway, where 39.2% was proposed

Board Questions -

Public Questions/ Comments – None

Board Deliberation

Motion to approve by Stefanelli, second by Guerino.

All members in favor

Conditions of approval –

- a. Deck to be 19.5 X 20 as to not be any closer to the side yard lot line than the existing house
- b. No trees to be removed as part of the development
- c. Landscape buffer to be established adjacent to the deck and the side yard property line

Minutes:

Approval of Minutes from the April 13, 2021, 2021 meeting – Motion to approve by Tedesco, second by Guerino. 5 members in favor, 2 members abstained

Resolutions:

- 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

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

Payment of Bills: –None

General Correspondence: –None

Motion to adjourn meeting by Tedesco, all members in favor