

**Regular Meeting
Board of Adjustment
November 9, 2020**

Present:

Paul Aschoff
Anthony Guerino
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
Nick Dickerson, 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 November 2, 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 October 5, 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

Application carried to the Dec 14, 2020 meeting

- b.) 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

Joseph Minish – Property owner

22 KW generator with proposed side yard installation with approx. setback of 12.5 feet where 20 is required and a distance of 5 feet from principle structure is also required

Ex A-1 – Generator Specs

Ex B-1 – Letter of Denial

Ex B-2 – Letter of Completeness

Generator to be placed on 4 X 2 concrete pad and installed as per the manufacturer's instructions for distance from the house (18 Inches) and a setback of approx. 16.5 feet

Ex A-2 Color Photographs showing proposed location as well as adjacent property

Ex A-3 – Survey showing proposed location

Board Questions –

Public Questions/ comments – None

Board Deliberation

Motion to approve by Guerino, second by Stefanelli – All eligible members in favor

- c.) Carried from the October 5, 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

Opening statement and summary of application

Witness # 1 – William Page – PP

Ex A-1 – Planners report by Peter Steck, PP

Ex A-2 – Site Plan of existing site

Ex A-3 – Jan 1975 Survey of property

Ex B-1 – July 11, 2020 Letter of Completeness

Ex B-2 – Board planning report by Maser

Ex A-4 – Site photos taken 11/3, & 11/5/20

Ex A-5 – Aerial Photo of site

Summary of original approval and uses

Proposed new uses

50 parking spaces required, 58 provided

Review of Maser Planning report

Positive & negative criteria by applicant planner

Board Questions

Motion to carry application carried to the December 14, 2020 meeting by Guerino, second by Tedesco. All members in favor

Minutes – Minutes from the October 5, 2020 meeting. Motion to approve by Stefanelli, second by Guerino. All eligible members in favor. One member abstained

Resolutions -

- a. Resolution authorizing James Campbell, Zoning Officer, as the Assistant Board Secretary through Dec 31, 2020

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

Payment of Bills

- a.) Authorization of payment to Maser for billing for PSE& G, application # 20-09 of \$1960

Motion to approve by Treamont, second by Stefannelli. All members in favor

General Correspondence – None

Motion to Adjourn by Perrotti, second by Tedesco