

BOROUGH OF ROSELAND  
BOARD OF ADJUSTMENT

7:30 PM

AGENDA  
NOVEMBER 12, 2018

1. SALUTE TO THE FLAG

2. ROLL CALL

Mr. Santo Barretta, Chairman  
Mr. Paul Aschoff, Vice Chairman  
Mr. Anthony Guerino  
Mr. Joseph LaRiccia  
Mr. John Matheis

Ms. Michelle Stefanelli  
Ms. Janet Treamont  
Ms. Laura LaBianca, Alt. 1  
Mr. Paul Jemas, Board Attorney

3. NOTICE of this meeting has been provided in accordance with the Open Public Meetings Act.

4. PUBLIC HEARING

James and Tara Grammenos  
44 Roosevelt Street  
Roseland, New Jersey

Block 21, Lot 40  
R-4 Zone District  
Application #18-08

Seeking to construct a second story addition. Relief is being sought from Section 30-404.1(d), side yard and impervious coverage. 12' side yards are required; 8.90' exists and is proposed. 35% impervious coverage is allowed, 39.86% exists, and 41.35% is proposed, Section 30-406.2 intensification of a nonconforming use.

David Burgos and Ines Perez Nin  
85 Passaic Avenue  
Roseland, New Jersey

Block 13, Lot 69  
R-3 Zone District  
Application #18-09

Seeking approval for a 5 foot, 50% open fence in the front yard. Relief is being sought from Section 30-403.8(a) which allows a 3 foot, 50% open fence.

Mr. and Mrs. Joseph Cossetti  
32 Condit Court  
Roseland, New Jersey

Block 37, Lot, 19.01  
R-4 Zone District  
Application #18-10

Seeking to construct a deck. Relief is being sought from Section 40-404.1(d), rear yard. 50 feet is required and approximately 36 feet is proposed.

Tobias and Diana Morgan  
16 Plymouth Place  
Roseland, New Jersey

Block 38, Lot 18  
Roseland, New Jersey  
Application #18-11

Seeking approval to expand driveway. Relief is being sought from Section 30-404.1(d), maximum impervious. 35% is allowed and approximately 39.21% is proposed. Section 30-508.1(d), driveways must be a minimum of 5 feet from the property line whereas approximately 4.16 feet is proposed.

#### 5. APPROVAL OF MINUTES

- a. September 10, 2018

#### 6. RESOLUTIONS

- a. Short – Application #18-07

#### 7. PAYMENT OF BILLS

#### 8. GENERAL CORRESPONDENCE