

Minutes of a Regular Meeting of the Verona Board of Adjustment on Thursday February 8, 2018 beginning at 8:00 P.M. in the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

Roll Call:

Present: Dan McGinley, Chairman, John Denton, Vice Chairman, Ed Conlon, Larry Lundy, Louis Russo, Sean Sullivan, Pat Liska, Alt#1, and Coleen D'Alessandro, Alt#2
Also, present: Michael Piromalli, Esq. and Thomas Jacobsen, Township Construction Code Official

Secretary read the notice of Open Public Meetings law and called attendance.

Mr. McGinley called the meeting to order at 8:02 PM. He leads the Pledge of Allegiance. He then explains to the Applicants that the Board can grant variances, but the burden is on the Applicant to prove special reason or any undue hardship. Mr. McGinley states the Applicants shall offer sworn testimony on their application and the Board will rule based on the evidence presented. He reports the variance, if granted, will be memorialized at the next regular meeting.

Application:

**Case 2018-01: John Caniglia & Mary Kabat, 32 East Lincoln Street
Block 1608 Lot 21**

John Caniglia and Mary Kabat, homeowners of 32 East Lincoln Street, were sworn in.

Mr. Piromalli offered proof of service was in order.

Mr. Caniglia explained to the Board that after they added on their deck in the fall, they decided to do an aboveground resistance pool/spa in the yard. The pool spa has jets to create resistance with attachments that can be added to use for exercise like rowing. There is also a part at one end like a hot tub. The pool is a permitted accessory use but because of the lot being a corner lot and the shape, it would be hard to put the pool without needing variances. They chose a part of the yard that is the post private and enclosed area for it. It is in the rear corner behind the family room where there is a fence between them and their neighbors. This is placed in an area that has no real nuisance to the neighbors. Because of the size of the yard, they could not fit an in-ground pool so this smaller resistance pool/spa seemed a good substitute for that. He explained that there was access around the whole pool for pumps and heaters that are needed. There will be a three-foot concrete pad on one side for the steps to access pool. Mr. Caniglia stated that there was no feedback from the neighbors. Mrs. Kabat explained that there were on ly 3 neighbors that could possible see the pool from their windows.

Mr. Conlon asked Mr. Jacobsen is there was any concern with run off because of the increase to impervious coverage. Mr. Jacobsen responded there was no concerns at all.

Mr. Denton asked what the height of the pool was. Mr. Caniglia explained the pool is 50 inches high and seven and half feet by wide by fifteen feet long. Mr. Conlon asked if the pool could be seen from outside the property. Mr. Caniglia explained that it could not been seen.

Mr. Denton asked if there were plans for hanging out around the pool with chairs and things. Mr. Caniglia explained that the pool was fit snugly in and there was no room to have any thing around it like that. Mrs. Kabat added that they would be hanging out on the deck. Mr. Caniglia explained the pool was more for exercise not entertainment. In addition, Mrs. Kabat added it is really a one-person pool.

Mr. Conlon asked if there would be any lights for the pool. Mr. Caniglia stated there were already lights on the back of the house.

Mr. Lundy asked about needing gates and locks for the pool/spa. Mr. Jacobsen explained it should have a locked cover like needed for a hot tub. Mrs. Kabat explained it is just like a double hot tub. Mr. Jacobsen added that the full fencing and gates would be needed if it were a bigger pool.

Mr. Denton asked about the sound made from it. Mr. Caniglia explained it makes a bubbling sound and Mrs. Kabat added sounds like a hot tub.

Mrs. D'Alessandro questioned if it was a hot tub would the concrete pad count against it. Mr. Jacobsen explained that a hot tub would count against coverage. Mrs. Kabat explained that the pool needs a concrete pad. Mrs. D'Alessandro then questioned if it could be on the deck would it then count against coverage. Mr. Jacobsen explained that the deck already counted against coverage so if it were on the deck then it would not add coverage. Mrs. Kabat stated the company installing the pool said it could not go on the deck.

Mr. McGinley questioned if the unit was self-contained. Mr. Caniglia stated it was.

Public Comments: None

Mr. Lundy stated that this was a unique lot and street and this was the perfect scenario for this type of pool. Mr. Denton explained he would be more concerned if this was a bigger pool with more around it. Mr. Sullivan agreed and that this was not the type of pool you would be running around and umping in. they all had no issues with the application.

Mr. Sullivan motioned case 2018-01 be granted; Mr. Conlon seconded the motion. All votes aye. Application granted.

Minutes:

Mr. Sullivan motioned the January 2018 meeting minutes be approved; Mr. Lundy seconded the motion. All votes aye, minutes approved

Resolutions:

776 Bloomfield Avenue, case 2017-18: Mr. Liska motioned the resolution be approved; Mr. Sullivan seconded the motion. All votes aye. The resolution was memorialized.

Michael Zichelli Jr resignation and resolution from Board: Mr. Conlon motioned for adoption; Mr. Denton seconded. Resolution adopted unanimously.

Edward Conlon resignation and resolution from Board. Mrs. D'Alessandro motioned for adoption; Mr. Lundy seconded. Resolution adopted unanimously.

Meeting was adjourned at 8:24 PM.

Respectfully submitted
Kelly Lawrence
Board of Adjustments Secretary