

Minutes of the Verona Board of Adjustment Meeting on Thursday, April 16, 2016 beginning at 8:00 P.M. in the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

Roll Call:

Present: Chairman, Daniel McGinley, Vice Chairman, John Denton, Louis Russo, Edward Conlon, Michael Zichelli, Sean Sullivan, and Pat Liska, Alt#1. Also present: Robert Gaccione, Esq. and Thomas Jacobsen, Construction Official.

Absent: Lawrence Lundy, Colleen D'Alessandro, Alt #2.

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

Mr. McGinley, Chairman called meeting to order at 8:04 PM. 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 monthly meeting.

Application:

**Case 2016-03: Trevor & Jessica O'Donnell
11 Hathaway Lane**

Trevor O'Donnell, 11 Hathaway Lane, is sworn in.

Trevor O'Donnell, owner of property located on Block 19.01 Lot 4, 41 11 Hathaway Lane in Verona. Mr. O'Donnell is looking to construct 2-story addition, a detached garage, and install a second air conditioning unit.

Mr. Gaccione asked Mr. O'Donnell how everyone was served and he stated everyone was served personally and had them sign. Mr. Gaccione questioned why two people had just an x by their name. Mr. O'Donnell explained the two people received notice via certified mail. Mr. Gaccione stated Proof of service is in order.

Mr. O'Donnell would like to build a new detached garage. Two variances one for side yard setback turn into family room, make kitchen bigger and bump out the second floor. A small detached garage at the end of the driveway.

Mr. Conlon questioned Mr. O'Donnell about adding another air conditioning unit. Mr. O'Donnell stated that they were also seeking a variance for the second air conditioner unit. side yard setback for the second air conditioner. New garage small and detached will not exceed existing lot coverage. Mr. Jacobsen stated the existing lot coverage is 47.5.

Mr. Conlon stated he was not at the meeting last July when the existing air conditioner was approved. The second air conditioner would be placed next to the existing one. Mr. Conlon stated that his only comment would be that there is some adequate screening around the air conditioning units to shield from view.

Mr. Zichelli explained how air conditioning units are quieter than they used to be and they don't affect the neighbors. Mr. Conlon asked Mr. O'Donnell if there were any

comments from the neighbors. Mr. O'Donnell explained how he has not had any comments from his neighbors regarding the first air conditioning unit.

Other side has a driveway. McGinley explained where the garage is being built it is not near the neighbors.

Mr. O'Donnell stated the neighbors feel his addition will improve the neighborhood.

Mr. Sullivan stated the O'Donnell's are moving the garage further from neighbors. The new garage is in keeping with the side yard setback. Mr. Sullivan stated the previous garage was not in keeping with the side yard setback. Mr. Sullivan stated the project seems wonderful and in favor of the project.

Mr. Russo is not voting on the application as one of the neighbors served notice is his son and daughter in law.

Mr. McGinley stated there was one condition mentioned which is the screening of the air conditioning units.

Mr. Jacobsen explained to Mr. O'Donnell to be careful as to not plant the screening around the air condition units not too close to the units so they can be serviced.

Mr. Sullivan made motion to approve. Mr. Conlon seconded the motion.

No questions from the public. Public portion closed.

All in favor aye, motion passes.

Mr. McGinley explained the Board doesn't meet again until June. Mr. McGinley asked Mr. O'Donnell if he is okay with that. There is not a meeting in May as there are no applicants. The question was brought up as to whether the vote could be done electronically. Mr. Gaccione stated the vote cannot be done electronically. Mr. Sullivan stated there is an open meeting requirement.

Mr. Jacobsen suggested to Mr. and Mrs. O'Donnell that they submit the plans for the project as to not hold up the review process.

Application:

**Case 2016-04: Dominick & Melissa Perrone
 45 Lynwood Road**

Dominick and Melissa Perrone, 45 Lynwood Road, are sworn in.

Dominick and Melissa Perrone, owners of property located on Block 72 Lot 64, 45 Lynwood Road in Verona. Mr. and Mrs. Perrone are looking to construct a second story addition with rear covered deck and front portico.

Mr. Gaccione asked Mr. and Mrs. Perrone how they distinguished between neighbors who were served personally and who were served via certified mail. Mrs. Perrone stated some neighbors were served via certified mail if they were not home. Mr. Gaccione stated proof of service is in order.

Mr. Perrone stated the project is a second story addition and rear covered deck. Mr. Perrone explained how the cape is small and would like to expand upon it so when kids come everything is done. Mr. Perrone explained how their neighbor has a covered deck similar to the one they are looking to put on. Mr. Perrone explained they need a height variance.

Mr. Conlon asked how high neighbor's house is and Mr. Jacobsen stated it is 30 feet. The addition did not require a height variance.

Mr. Conlon stated he is curious why the Perrone's addition would be so much higher. Mr. Perrone stated they are adding an attic over the second floor. Mr. Perrone explained it would be a walk up attic with stairs, not pull down stairs. Mr. Conlon stated the addition is in the same foot print.

Mr. Conlon stated the house on Lynwood are tiny and have been expanded upon. Mrs. Perrone stated the ceilings are slanted and there is no bathroom upstairs. Mr. Conlon stated prior second floor additions on Lynwood didn't need a height variance because they didn't have attic.

Mr. Perrone stated they are just going up with addition. Mrs. Perrone explained there will be no bathroom upstairs. Mr. Perrone stated that they contemplated on moving but really like the neighborhood.

Mr. Zichelli explained it is a straightforward application.

Mr. McGinley asked if there were any questions from the public and there were no questions. Public portion closed.

Mr. Sullivan made motion to approve, Mr. Russo seconded the motion.

All in favor aye, motion passed.

Mr. Perrone stated the plans should be finalized in two weeks. Mr. Jacobsen explained that permits cannot be approved until resolution is memorialized.

Mrs. Perrone asked when is the June meeting. Board explained it's the second Thursday of the month.

Minutes from last month. Minutes were short from last month. Mr. Sullivan moved to pass and seconded by Mr. Zichelli, all in favor aye.

Meeting was adjourned at 8:25 pm.

Respectfully submitted
Kristin Spatola
Interim Board of Adjustments Secretary