

Minutes of a Regular Meeting of the Verona Board of Adjustment on Thursday February 11, 2016 beginning at 8:00 P.M. in the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

**Roll Call:**

Present: Daniel McGinley, Chairman, Edward Conlon, Larry Lundy, Louis Russo, Sean Sullivan, Pat Liska, Alt#1, Coleen D'Alessandro, Alt#2

Also present: Michael Piromalli, Esq. & Thomas Jacobsen, Construction Code Official

Absent: John Denton, Vice Chairman, Michael Zichelli

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

Mr. McGinley, Chairman called meeting to order at 8:05 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 2016-01: Todd & Maria Squilanti, 6 Belleclaire Place  
Block 16 Lot 31**

Todd Squilanti, 6 Belleclaire Place, property owner was sworn in. Also Joseph J. Bruno, 29 Pascack Road, Park Ridge NJ, applicant's architect was sworn in.

Mr. Piromalli offered proof of service was in order.

Cal Trevenen, attorney for Mr. Squilanti, started by giving an overview of the application. Existing on the property is a detached garage setback about 100feet. The applicants are looking to remove the detached garage and replace it with an attached garage. In the Mr. Faccino's drawings you can see the existing driveway encroaches on the neighbor's property. With removing the garage that portion of the driveway would be removed and help correct that encroachment. The new attached 2 car garage requires 3 variances. It requires a side yard setback for 1.9 feet as it sits 7.3 feet from the property line at the front corner but as the garage goes back it is angled and 12 feet from property line at the rear corner. It also requires variances for side yard setbacks for both with having 18.6 feet and requiring 20 feet. Also percentage for side yard setbacks both having 18 % and needing 25%.

Mr. Trevenen questioned Todd Squilanti, homeowner. He asked him if he was the owner of 6 Belleclaire place and when he purchased the property. Me. Squilanti stated yes he owned the property and purchased it June 26, 2015. He also stated that he lived there with his family and he was doing these changes because he wanted to remain in the house and the improvements were for his families' benefit.

Mr. Trevenen called upon Mr. Bruno, architect to explain his drawings. Sheet 1 of 2 marked as Exhibit A-1 2-11-16. He explained that his drawing depicts the 1<sup>st</sup> floor plan for the house. This sheet was marked as it had added ground plantings that were not on the plans submitted with the application.

Mr. Bruno stated to the board his qualifications, licensing, schooling and that he had testified before several planning and zoning boards. The Board accepted him as an expert witness in Architecture.

Mr. Bruno stated that the application needed 3 variances just as Mr. Trevenen had stated. He also explained the height would 18.6 feet and the roof and siding would be done to match the existing house. He explained that by bringing the garage forward it reduced the impervious lot coverage by 1425 square feet which put them at 31% coverage while 35 % is allowed and currently they have 38.3%. He also explained with plan they were going to do an elevated patio where the current one is down half a level from first floor. They will also create a 2 story addition to connect the garage to the house with a mudroom on the first floor and above that on the second floor would be closets for the master bedroom. With the changes the driveway will now be shorter and all on their property.

Mr. Sullivan asked what was on the adjacent property near the side with the garage. Mr. Bruno stated that currently the adjacent property is vacant.

MR. McGinley asked if the adjacent lot was conforming to build on it. Mr. Trevenen explained that yes it was at this time it is just heavily wooded and that the owners have no intention on building on it. Those neighbors did review the plans and consulted with homeowners and they are in favor of the plans especially with the change to drainage that would come from it. Mr. McGinley also questioned about a tree being taken out. Mr. Squilanti stated that yes a tree in the front was going to need to be removed. Mr. McGinley also questioned about the pool in the rear yard and the equipment getting to the back yard around the pool and deck. Mr. Squilanti stated that there was enough space to the other side of the house to fit a bobcat to the rear yard.

**Public Comments:** none

Mr. Conlon stated that he had no issues with the application. Mr. Lundy agreed and felt the application was well thought out. He also liked that they were taking some non-conformities of the property and bring them to conformity with this proposed construction. Mr. Sullivan and Mr. Russo expressed having no issues with the application.

Mr. Lundy motioned case 2016-01 be approved; Mr. Liska seconded the motion. All votes aye. Application granted.

**Minutes:**

Minutes from the January 2016 regular meeting; All votes aye, minutes approved.

**Resolutions:**

Case 2015-11 Ariane Duarte – ARIMAC, 706 Bloomfield Avenue; All votes aye. Resolution approved and memorialized.

Board went into closed session.  
Meeting was adjourned at 8:40 PM.

Respectfully submitted  
Kelly Lawrence  
Board of Adjustments Secretary