

Minutes of a Regular Meeting of the Verona Board of Adjustment on Thursday June 8, 2017 beginning at 8:00 P.M. in the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

**Roll Call:**

Present: Daniel McGinley, Chairman, John Denton, Vice Chairman, Larry Lundy, Sean Sullivan, Michael Zichelli, Pat Liska, Alt#1.

Also present: Michael Piromalli, Esq, and Thomas Jacobsen, Township Construction Code Official

Absent: Ed Conlon, Louis Russo, Colleen D'Alessandro

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

Mr. McGinley, Chairman called meeting to order at 8:03 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 2017-08 New York SMSA  
d/b/a Verizon Wireless  
378-380 Bloomfield Avenue  
Block 702 Lot 10**

Case 2017-08 requested postponement of their application to the July 13, 2017 meeting of the board.

**Case 2017-08: Douglas & Christine Osher  
19 West Lincoln Street  
Block 1608 Lot 7**

Mr. Piromalli offered proof of service was in order.

Christine Osher homeowner for 19 West Lincoln Street, was sworn in.

Mr. McGinley requested Ms. Osher to state what the project is that they would like do. Ms. Osher stated a second story addition to a master bedroom closet. This second story addition would be to solve the leaking problem into the small room next to the living room and improve the bedroom.

Ms. Osher stated the front yard preexisting and side yard same condition. Footprint stays the same. There will be a window added and a sitting area.

Mr. McGinley asked if the window lines up with the neighbors. Ms. Osher responded that the window is not directly in front of the neighbor.

Mr. Denton asked if the room would be sided to match the rest of the house and Ms. Osher responded yes.

Mr. Zichelli stated he would be comfortable as long as the window did not line up with the neighbor's window. Mr. Denton stated that the window did not seem to be a problem.

Mr. McGinley asked if there were any addition questions from the board members and the public and there were none.

Mr. Lundy stated he had no issues with the application.

Mr. Denton made a motion for approval and Mr. Lundy seconded the motion. All votes aye. Application granted.

Motion is for approval with the conditions being the siding matching the rest of the house and the alignment of the window.

**Case 2017-09: Charles and Michele Cerle  
37 Depot Street  
Block 1604 Lot 7**

Mr. Piromalli offered proof of service was in order.

Charles Cerle homeowner for 37 Depot Street, was sworn in.

Mr. McGinley requested Mr. Cerle to state what the project is that they would like to do. Mr. Cerle stated a second story addition, a two story rear addition which would include a family room, and front and side porch additions. Mr. Cerle stated the rear addition would be for a family room. The front and side porch additions would basically be a wrap around porch from front to the side of the house.

Mr. McGinley stated the deck would be a 4 foot deck.

Mr. Jacobsen stated Mr. and Mrs. Cerle have a long driveway that takes up 4% over coverage. In addition he stated that Mr. Cerle is a builder and would be doing the work himself.

Mr. Cerle stated the second floor parameters over the first floor roof line covering the porch line. Mr. Denton stated that it really is just a porch. Mr. Denton stated that the driveway was already non-conforming and was preexisting.

Mr. Cerle stated new siding would be installed around the windows. Windows are all high windows.

Mr. Sullivan stated a side door would make better access.

Mr. McGinley asked if there were any addition questions from the board members and the public and there were none.

Mc. McGinley stated he had not problems with the application.

Mr. Lundy made a motion for approval and Mr. Sullivan seconded the motion. All votes aye. Application granted.

**Minutes:**

Minutes from the May 2017 regular meeting. All votes aye, Mr.Sullivan abstained from voting.

**Resolutions:**

Hipp – 50 Sunset Avenue; All votes aye, resolution memorialized.

Meeting was adjourned at 8:32 PM.

Respectfully submitted,  
Kristin Spatola  
Substitute Board of Adjustments Secretary