

November 13, 2019

The Meeting of the North Caldwell Board of Adjustment was held at Borough Hall, Gould Avenue on Wednesday, November 13, 2019 starting at 8:04pm.

Vice-Chairman Augustitus announced that the meeting was held in accordance with the Open Public Meetings Law and notice of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975.

Board Members Present: Mr. Augustitus, Mrs. Jenkins, Mr. Floria-Callori, Mr. Michelotti, Mr. Roth, Mr. Salan, Mr. Curcio, Mr. Tilton.

Absent: Mr. Wangner

Also present were Lisa Thompson, Esq., Board Attorney and Tami Michelotti, Zoning Board Secretary.

Vice-Chairman Augustitus asked Mr. Curcio to lead the Pledge of Allegiance.

APPLICATIONS

Mr. Carey Lathrop – 11 East Greenbrook Road, Block 1303, Lot 16

Mr. Augustitus stated that this Application was withdrawn at the request of Mr. Steven Greenberg, attorney for the Applicant, via email on November 12, 2019.

Mr. and Mrs. Vincent D'Alessandro – 15 Colony Drive, Block 1403, Lot 26

Mr. and Mrs. D'Alessandro were sworn in. Mr. D'Alessandro stated that they would like to install a shed on their property which requires a variance for setback requirements and lot coverage. He explained that the request for relief is attributed to the unusually shaped property. He added that the most viable area for placement of the shed is at the rear left corner of the property. He further explained that they need a variance in order to meet the fifteen foot setback requirement. Mr. D'Alessandro noted that they have a garage in the back of the home with a long driveway at the end of which is a temporary shed which they would like to remove to better utilize the garage and driveway.

Mr. Augustitus asked for the reason of the desired location. Mr. D'Alessandro stated that the location is the flattest on the property and the least visible to the neighbors. Mr. Curcio asked how placement of the shed may be more aesthetically appealing to the neighbors. Mr. D'Alessandro stated the sheds are normally located in the corner of properties and explained that trees line the left side of the property with a fence at the rear of the property which would prevent the shed from being visible or distracting to the neighbors. Mr. Augustitus referred to Photo Exhibit 1 which he stated is a photo of the neighbor's property and shed. Mr. D'Alessandro stated that his neighbor's shed is located in the center of the property about three to four feet from the rear property line. Mr. Floria-Callori asked Mr. D'Alessandro if he consulted his neighbors about the shed. Mr. D'Alessandro confirmed that his neighbors are content with the proposed placement of the shed. Mr. D'Alessandro confirmed that he generated the impervious coverage calculations and noted that the temporary shed was excluded from the calculations as it sits on the driveway. Mr. Floria-Callori asked if the impervious coverage could be lowered by shrinking the size of the shed. Mr. D'Alessandro explained that a smaller shed would still be over the thirty percent maximum coverage.

Mr. Augustitus opened the hearing to the public for any questions or comments. No one from the public came forward.

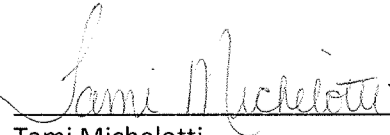
Mr. Salan made a motion to accept the Application as proposed. The motion was seconded by Mrs. Jenkins. A vote was taken and the application was unanimously approved with affirmative votes by Mr. Salan, Mrs. Jenkins, Mr. Augustitus, Mr. Floria-Callori, Mr. Michelotti, Mr. Roth, and Mr. Curcio.

APPROVAL OF MINUTES

Mr. Curcio made a motion to accept the minutes of the Board Meeting of October 23, 2019. The motion was seconded by Mr. Floria-Callori. Said motion was passed with six affirmative votes by Mr. Curcio, Mr. Floria-Callori, Mr. Augustitus, Mrs. Jenkins, Mr. Michelotti, and Mr. Roth. Mr. Salan and Mr. Tilton abstained.

There being no further matters to come before the Board, Mr. Augustitus made a motion to adjourn the meeting, seconded by Mr. Floria-Callori. Said motion passed unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,


Tami Michelotti
Zoning Board Secretary