

Minutes of a Regular Meeting of the Verona Board of Adjustment on Thursday July 11, 2019 beginning at 8:00 P.M. in the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

Roll Call:

Present: Dan McGinley, Chairman, Scott Weston, Vice Chairman, Christy DiBartolo, Pat Liska, Larry Lundy, Lou Russo, Sean Sullivan, Genevieve Murphy-Bradacs, Alt #1 and Al D'Alessio, Alt #2

Also, present: Michael Piromalli, Esq. and Michael DeCarlo, Township Zoning Officer

Absent:

Tardy: Lou Russo

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

Mr. McGinley called the 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.

Mr. Piromalli explained that there are three Board members waiting official reappointment at the next Township Council meeting. Those three Board members can still sit, hear and comment on applications. They cannot be part of the quorum for voting purposes. The applicants on the agenda for the evening have two options to continue with their application being heard and possibly voted on or adjourn to another meeting with the potential of having a full quorum once all members are officially reappointed.

Application:

**Case 2019-10: Nicole DeMeo & Matt Stallone,
20 Whitney Terrace, Block 1801 Lot 40**

Ms. DeMeo & Mr. Stallone addressed the Board. Mr. Piromalli explained he spoke with the applicants about their options and they chose to request adjournment. The applicants requested adjournment to the next regular meeting of the Board on August 8 and waived all time constraints of the Board.

The Board agreed to grant the adjournment. Application was adjourned.

Resolutions:

Case 2019-05 Ghingo, 11 Robert Court

Mr. Sullivan motioned for approval; Mr. Weston seconded the motion.

All votes aye, (Mr. D'Alessio abstained). Resolution memorialized.

Put on the record, Mr. Russo was now present at the meeting.

Case 2019-06 Nowicki, 2 Oak Lane

Mr. Sullivan motioned for approval; Mr. Weston seconded the motion.

All votes aye, (Mr. D'Alessio abstained). Resolution memorialized.

Case 2019-07 Lange, 194 Woodland Avenue

Mr. Lundy motioned for approval; Mr. Weston and Mr. Sullivan seconded the motion.

All votes aye, (Mr. D'Alessio abstained). Resolution memorialized.

Case 2019-08 Fabregues, 248 Linden Avenue
Mr. Weston motioned for approval; Mr. Lundy seconded the motion.
All votes aye, (Mr. D'Alessio abstained). Resolution memorialized.

Application:

**Case 2019-09: Timothy Derrick,
9 Hathaway Lane, Block 610 Lot 5**

Timothy Derrick, property owner 9 Hathaway Lane, was sworn in.

Mr. Lundy and Mrs. Murphy-Bradacs recuse themselves from hearing the application as they live on the same street and know the applicants.

Mr. Piromalli offers proof of service is in order.

Mr. Derrick explains that he is looking to add air conditioning to his house. He will need two units to cover his whole house. Based on zoning his units would need to put in the rear of his house. He explains that the best location for the units for his property is in the side yard. He only has 6 feet from the property line on the side he wishes to put the units. He needs a variance for minimum side yard setback. This location is on the side of his house by his neighbor's air conditioning units.

Mr. Lundy asked if he had spoken to his neighbor on that side. Mr. Derrick stated he had and the neighbor had not issue with his plans. Mr. Weston asked if this was the side closer to 11 Hathaway Lane. Mr. Derrick stated it was. Mr. McGinley asked the number of units. Mr. Derrick explained two units for dual zone coverage.

Public questions / comments: None

Mr. Sullivan commented that the neighbor at 11 Hathaway was before the Board only a year or so before for same type of variance to put his air conditioning units on the side of his house. The Board secretary confirmed the neighbor was before the Board twice for two units at separate times. Mr. Sullivan appreciated the applicant doing both at once. Mr. Sullivan also mentioned screening around the units. He stated he would be in favor of approving the application.

Mr. Weston stated he was also in favor of the application as the units are by the neighbors units also in a side yard.

Mrs. DiBartolo stated that looking at the property if in the rear it would need to be by the shed or move the deck. Mr. Derrick explained by the shed would be by the neighbor's patio. Mrs. DiBartolo agreed that the side yard was the best location for the units.

Mr. Weston motioned for approval of case 2019-06; Mr. Liska seconded the motion.
All votes aye (by the four eligible Board members). Application approved.

Minutes:

Minutes for regular meeting June 2019.

Mr. Sullivan motioned for approval of the minutes; Mr. Weston seconded the motion.
All votes aye (Mr. D'Alessio abstained). Minutes approved

Board Business:

Resolution to reappoint Robert Gaccione as Board Attorney for 2019-2020 Board year.

Mr. Sullivan motioned for approval; Mr. Liska seconded the motion.

All votes aye (Mr. D'Alessio abstained)

Reappointment and Resolution approved

Resolution to reappoint Kelly Lawrence as Board Secretary for 2019-2020 Board year.

Mr. Lundy motioned for approval; Mr. Sullivan seconded motion.

All votes aye.

Reappointment and Resolution approved.

Reorganization of the Board will be at the next regular meeting.

Meeting adjourned at 8:38 PM to next regular scheduled meeting.

Respectfully submitted

Kelly Lawrence

Board of Adjustments Secretary