

Minutes of a Regular Meeting of the Verona Board of Adjustment on Thursday November 14, 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, and Genevieve Murphy-Bradacs, Alt #1

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

Absent: Al D'Alessio

Tardy: Lou Russo

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

Mr. McGinley called the meeting to order at 8:00 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 2019-13: Jennifer & Dominick Gagliostro**

**33 Gerdes Avenue, Block 1903 Lot 13**

Jennifer and Dominick Gagliostro, homeowners of 33 Gerdes Avenue, were sworn in. Kurt Schmidt, architect for the applicant, were sworn in. Mr. Schmidt gave his background and credentials in architecture to the Board. He was accepted by the Board as an expert in architecture.

Mr. Piromalli offered proof of service was in order. Offered that the applicants also served notice to West Orange since a portion of the subject property is also in West Orange.

\*It was put on record that Mr. Russo was now present at the meeting.

Mr. Gagliostro explained to the Board that he and his wife have been residence of Verona for over 30 years. They are currently living in their 3<sup>rd</sup> home in the Forest section of town. They are looking to put an extension on the existing deck at their home.

Mr. Schmidt addressed the Board. He explained he prepared the two drawings, A-1 and A-2, for the application. The property is in the R-50B zone. The property extends into West Orange municipality. When he contacted the West Orange Engineer the maps from the town towns do not seem to line up fully. The property has an existing deck that is 172 square feet in size. They are proposing to remove and relocate the steps to the deck in order to expand the deck back further into the property. The proposed extension requires two variances for maximum improved lot coverage and maximum deck area permitted. The property has a garage door to the back of the house. The driveway extends further to allow for turnaround into the garage area. The deck extension is not in violation of any setbacks and negligible on neighbors with an extension back. The deck has small impact to property of a one and half car parking space. Mr. Schmidt stated that the comments from the Environmental Commission numbers were not accurate. He stated the scale was accurate on the drawings he presented and was not certain where they got their numbers from on their calculations. He did say that he applicants could add plants behind the deck and driveway as the Environmental Commission suggested.

Mr. McGinley asked that if the property were 9 inches wider the applicant would not have to be before the Board. Mr. Schmidt stated it was possible.

Mr. Weston asked about the slope of the property. Mr. Schmidt stated that the property slopes back from street to back of building. Mr. Weston asked what was in the back of the property. Mr. Schmidt explained it is a landscaped yard with grass and land.

Mr. Lundy put on record that there were no neighbors in the public to speak about the property. Mr. Sullivan agreed there was nobody in the audience.

Mrs. DiBartolo asked what the large deck would be used for. Mrs. Gagliostro explained that the deck is off the kitchen and they would like to utilize it for family meals. They would like to put a table on the deck that would be able to have family meals of 10-12 people. Mrs. DiBartolo also asked if they used the garage and had any concerns with turning and getting into the garage. Mr. Schmidt explained they are able to turn around now and the proposed will not change that. Mrs. Gagliostro explained the deck would not extend over the driveway.

Mr. Piromalli asked what would be under the deck. Mr. Schmidt explained they propose gravel.

### **Public Questions/Comments: None**

Mr. Weston stated he saw no reason not to approve the application.

Mr. Lundy stated that there are special circumstances with the property being in two towns. He also added he felt it did not impact the zoning plan. The architect answered all concerns of the Environmental Commission calculations. He had no problem with the application.

Mr. Sullivan also stated he did not see any impact of the application on the neighbors or zoning plan since the deck is going straight back.

Mr. Liska stated he agreed and had nothing more to add to all comments.

Mr. McGinley agreed.

Mr. Lundy motioned approval of the application; Mr. Sullivan seconded the motion.

All votes aye. Application granted.

### **Resolutions:**

Case 2019-11 CamGar at Verona LLC, 34 Linn Drive

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

All votes aye. Resolution memorialized.

Case 2019-10 DeMeo – Stallone, 20 Whitney Terrace - REVISED with correct vote names Larry Lundy noted not Lou Russo

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

All votes aye. Resolution memorialized.

### **Minutes:**

Minutes for regular meeting October 2019.

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

All votes aye. Minutes approved

Meeting adjourned at 8:30 PM to next regular scheduled meeting.

Respectfully submitted

Kelly Lawrence

Board of Adjustments Secretary