

**BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY**  
**BOARD OF ADJUSTMENT MINUTES**  
**March 27, 2007**

**Roll Call:** Hurley, Mangiacotti, Semonche, Truman – 4 Present.

**Absent:** Eller, Nienstedt, Post – 3 Absent

**Vacancy:** Alternates 1 and 2 – 2 Vacancies

**Also Present:** Stuart Ours, Esq., Board Attorney  
Rudy Bescherer, Zoning Officer  
Ann Kilduff, Clerk

Chairman Hurley led the members of the Board in the flag salute and read the Open Public Meetings Act into the Record.

**MINUTES:**

**Regular Meeting – February 27, 2007**

Chairman Hurley entertained additions or corrections to the minutes. After a minor change, it was moved by Semonche, seconded by Truman, that the minutes of the regular meeting held February 27, 2007 be approved as submitted.

Roll Call: Mangiacotti, Semonche, Truman and Hurley –  
Ayes: 4, Nays: 0, Abstained: 0  
Motion carried.

**RESOLUTIONS:**

**Case #2007:4 – Justin Jewell – 35 Belvidere Avenue**

It was moved by Semonche, seconded by Mangiacotti, that the resolution be adopted as approved at the February meeting for the construction of a 12' x 20' car shed.

Roll Call: Mangiacotti, Semonche, Truman and Hurley –  
Ayes: 4, Nays: 0, Abstained: 0  
Motion carried.

**Case #2007:5 – Stephen Brzoska – 27 Willow Street**

It was moved by Truman, seconded by Mangiacotti, that the resolution be adopted as approved at the February meeting for allowance of a 12' x 12' shed and a 35' ham radio tower.

Roll Call: Mangiacotti, Semonche, Truman and Hurley –  
Ayes: 4, Nays: 0, Abstained: 0  
Motion carried.

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**APPLICATIONS:**

**Case #2007:6 – Shaun Heimall – 102 Taylor Street – Block 35 Lot 19 – R3 Zone**

This application is filed for the purpose of expanding parking in the front yard. In the Zoning Officer's Refusal of Permit this request is denied for noncompliance with the provisions of Section(s) 94-53 K1 of the Municipal Zoning Ordinance for the following reason(s): There shall be no parking in the front yard unless approved by the Board of Adjustment.

Attorney Ours reviewed the notices of service and affidavit of publication and found everything to be in order. The Board has jurisdiction to hear this application. Mr. Ours explained that since the meeting could not be held in the Courtroom, there will be no verbatim recording of the meeting. This is allowed as long as no one objects. Hearing no objections, the Oath was administered to Shaun Heimall for his testimony.

Mr. Heimall stated he purchased his property in December and has since been parking two cars in the front yard. He recently learned from Mr. Bescherer that this is not allowed. He provided Mr. Ours with pictures of his property. Chairman Hurley asked if the gravel driveway was there when the property was purchased. Mr. Heimall replied that it was and is big enough for one car. He would like to expand the driveway 10 feet wider. Chairman Hurley noted this will become half of the front yard.

A discussion of the area to be paved took place between Mr. Heimall and the Board. Mr. Heimall used the survey to show the Board what he would like to do. Mr. Mangiacotti noted the large tree in the front yard and asked if the roots are in good shape. Mr. Heimall stated they seem to be. Ms. Truman feels the parking area would alleviate some street parking, especially as it is a narrow street.

Mr. Bescherer gave a brief history of the property.

Mr. Semonche asked if the Board can stipulate whether the parking area be paved or not. He is concerned with the property having too much pavement and there would be nowhere for the water to run off. Chairman Hurley suggested leaving the parking area one car-width to alleviate some of the pavement. Mr. Bescherer stated the Borough Engineer approves the use of pavers as they allow for more water run-off. The applicant would have one year to complete the project if approved by the Board. Mr. Semonche stated he would consider granting temporary permission to allow parking on the yard for the one year the pavers would be installed. Mr. Bescherer stated he would allow the temporary parking situation. Chairman Hurley asked the applicant if he would agree to this. Mr. Heimall replied that he would.

Chairman Hurley noted there was no one in the audience to ask any questions of the applicant.

Hearing no further discussion from the Board, a motion was made by Semonche, seconded by Truman, that the Board approve, with conditions, Shaun Heimall's request to expand his parking area. The parking pad is to be within one foot from the side property line, the dimensions shall be 20' past the tree and 30' deep and should not exceed both measurements. The width at the street shall remain the same. Pavers are to be used as the parking pad surface.

Roll Call: Mangiacotti, Semonche, Truman and Hurley  
Ayes: 4, Nays: 0, Abstained: 0

Motion carried.

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**COMMUNICATIONS:**

There were no communications at this meeting.

**REPORTS:**

There were no reports at this meeting.

**REMARKS:**

There were no remarks at this meeting.

Hearing no further business to come before the Board, a motion was made by Mangiacotti, seconded by Truman, that the meeting be adjourned at 8:39 pm.

Ayes: 4, Nays: 0.  
Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary