

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT
AGENDA
SEPTEMBER 28, 2010
8:00 P.M.

TO: Board of Adjustment Members

MEETING: Tuesday, September 28, 2010

ROLL CALL: Clerk will lead

STATEMENT: Open Public Meetings Act Read into the Record

MINUTES: Regular Meeting – August 24, 2010

RESOLUTIONS:

Case #2010:5 – Raj Rathod / Krauszers
41-43 W. Washington Avenue, Block 95 Lot 1 – B2 Zone
Variance approved for the lighting of a back-lit sign.

APPLICATIONS:

Case #2010:8 – Praful Patel / P&P Properties
66 Route 31 North, Block 56, Lot 1 – B1 Zone
This application is filed for the purpose of expanding the commercial building 10' in the rear.
In the Zoning Officer's Refusal of Permit, this request is denied for non-compliance with the provisions of Section(s) 94-30B and 73.3 of the Municipal Zoning Ordinance for the following reasons: Site plan approval is required for all development when site plan exempt is not met and no lot shall have more than one principle use on it. This application was deemed incomplete at the July 27th meeting.

Case #2010:9 – Pasquale Dattolo
6 New Street, Block 18, Lot 4 & 5 – R3 Zone
This application is filed for the purpose of enlarging the parking area at the roadway.
In the Zoning Officer's Refusal of Permit, this request is denied for non-compliance with the provisions of Section(s) 94-53 D and 53 K10 of the Municipal Zoning Ordinance for the following reasons: off-street parking areas containing 6 or more spaces shall have a concrete curbing around the perimeter and the maximum size of the drive apron shall be 15'. This application is continued from the August 24th meeting.

Board of Adjustment Agenda
September 28, 2010

Case #2010:11 – Richard Allen
14 Nunn Avenue, Block 97.02, Lot 10 – R6 Zone

This application is filed for the purpose of construction a new garage 42' deep 56' wide and 23' high.

In the Zoning Officer's Refusal of Permit, this request is denied for non-compliance with the provisions of Section(s) 94-37C of the Municipal Zoning Ordinance for the following reason: Accessory buildings may not exceed 15' in height and may not occupy an area of more than 25% of a required rear yard or a maximum of 900 square feet, whichever is smaller.

REPORTS:

COMMUNICATIONS:

1. E-mail from Boro Manager re: Religious Land Use and Institutionalized Persons Act
2. September / October New Jersey Planner

REMARKS:

By Board Attorney and Board Members

ADJOURNMENT:

_____ P.M.

CC: Board Members and Attorney
Richard Phelan, Borough Manager
William Gleba, Board Engineer
Paul Gleitz, Board Planner
Kristine Blanchard, Zoning Officer
Azrak & Associates, LLC
Pasquale Dattolo
Alan Lowcher Esq.
Stuart Ours, Esq.
Praful Patel
Richard Allen
Sandy Cerami, BID Director