

**BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY**  
**BOARD OF ADJUSTMENT MINUTES**  
**JUNE 28, 2011**

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

**Roll Call:** Durfee, Mangiacotti, Vitalos, Eller – 4 Present

**Absent:** Post, Truman

**Vacancy:** 3 Vacancies

**Also Present:** Patricia Titus, Clerk

Chair Eller stated that the Board Attorney was unable to make the meeting and the backup was also unavailable. Public hearings cannot be held without the attorney present. The two applications on the agenda will be heard in July. No public in attendance except for the applicants.

**MINUTES:**

**Regular Meeting – April 26, 2011**

Chair Eller entertained additions or corrections to the minutes. Frank Mangiacotti noted that under minutes Chair Eller needed to be changed to Vice-chair Vitalos. It was moved by Mangiacotti, seconded by Durfee, that the minutes of the meeting held on March 22, 2011, be approved as corrected.

Roll Call: Durfee, Mangiacotti, Vitalos, Eller  
Ayes: 3, Nays: 0, Abstained: 1 (Eller)  
Motion carried

**RESOLUTIONS:**

Dennis Gary (DND Auto Group): No discussion. Therefore, it was moved by Mangiacotti, seconded by Vitalos to adopt the resolution as written.

Roll Call: Durfee, Mangiacotti, Vitalos, Eller  
Ayes: 3, Nays: 0, Abstained: 1 (Eller)  
Motion carried

**APPLICATIONS:**

Case 2011:2 – Jim & Debra Humphrey, 71 Alvin Sloan Ave, Block 2.11, Lot 6:

Board attorney not present. Motion by Eller, seconded by Vitalos to deem application complete for notification upon attorney review. Hearing set for July 26, 2011, 8 p.m.

Roll Call: Durfee, Mangiacotti, Vitalos, Eller  
Ayes: 4, Nays: 0, Abstained: 0  
Motion carried

Case 2011:3 – Peter & Julia Quelly, 4 Cleveland Street, Block 30.01, Lot 10:

Board attorney not present. Motion by Eller, seconded by Mangiacotti to deem application complete for notification upon attorney review. Hearing set for July 26, 2011, 8 p.m.

Roll Call: Durfee, Mangiacotti, Vitalos, Eller  
Ayes: 4, Nays: 0, Abstained: 0  
Motion carried

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Case 2011:2 and Case 2011:3 do not have to renotece.

Discussion about backup attorney. Chair Eller indicated that the backup attorney should be paid the same as the Board attorney. Further discussion under communications.

Time of decision starts on applications. The applicant would have to request an extension if 90 days passes

**COMMUNICATIONS:**

No discussion on communications.

**REPORTS:**

There were no reports at this meeting.

**REMARKS:**

Don Eller discussed P&P. Apron along Rt. 31 is greater than the size of the property where easement is. Also the area where truck deliveries are made is very tight. No loading dock area as was proposed. The handicap parking spot was moved. Building has been painted the right color.

Don apologized for missing the last meeting.

Chris Vitalos stated that the Board needs alternate members. Don feels alternate should be Planning Board chair. Larry Durfee noted that perhaps a notice be sent to residents informing them of volunteer activities. Don will speak to the Manager regarding a mailing.

Larry Durfee stated that he will not be at the July 26, 2011, meeting.

**ADJOURNMENT:**

Hearing no further business to come before the Board, a motion was made by Durfee, seconded by Mangiacotti, that the meeting be adjourned at 8:45 pm.

Ayes: 4 Nays: 0  
Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary