

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
JULY 26, 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, Post, Truman, Vitalos, Eller – 6 Present

Absent: none

Vacancy: 3 Vacancies

Also Present: Stephen Gruenberg, Board Attorney, Patricia Titus, Clerk

MINUTES:

Regular Meeting – June 28, 2011

Chair Eller entertained additions or corrections to the minutes. No comments. It was moved by Mangiacotti, seconded by Durfee, that the minutes of the meeting held on June 28, 2011, be approved as written.

Roll Call: Durfee, Mangiacotti, Post, Truman, Vitalos, Eller
Ayes: 4, Nays: 0, Abstained: 2 (Post, Truman)
Motion carried

RESOLUTIONS: None

APPLICATIONS:

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

Notices were reviewed by Attorney Gruenberg and found to be in order. Mr. Jim Humphrey was sworn in. He explained the purpose of the application. His back yard is not usable because of the slope and wants to build a deck 18 x 27. 30 ft is the closest point to property line. The yard has a slight slope but is level behind home. Chair Eller noted that the setback is 40 ft. Attorney Gruenberg stated that the drainage easement is included in the 30ft proposed. Deck will be 2ft in height.

No comments from public. Motion by Vitalos, seconded by Truman to close public hearing. All in favor.

C1 variance hardship with no detriment to public. Therefore, it was moved by Truman, seconded by Vitalos to grant the variance.

Roll Call: Durfee, Mangiacotti, Post, Truman, Vitalos, Eller
Ayes: 6, Nays: 0, Abstained: 0
Motion carried

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

Notices were reviewed by Attorney Gruenberg and found to be in order. Peter & Julia Quelly were sworn in. Mrs. Quelly stated that they would like three bedrooms and more room for their family. Attorney Gruenberg stated that the maximum stories allowed is 2.5 stories w/35 ft. height. Proposal would be three stories but under the maximum height allowed. Does not require a D6 variance. Are proposing 1 bath/2 bedrooms/2 walk in closets. Presently have only two bedrooms. Current parking is adequate (6 spaces). They are not using

Board of Adjustment Minutes
July 26, 2011

additional property space. Have a commercial kitchen on the first floor with laundry room and three car garage. Received prior variance in 2000 for kitchen.

Attorney Gruenberg noted the two uses but Chair Eller stated that only the allowed use (residence) is changing not the business.

No comments from public. Motion by Truman, seconded by Vitalos to close public hearing. All in favor. Therefore, it was moved by Vitalos, seconded by Truman to grant the variance for three story improvement to property, C2 variance with no detriment to public. Condition that no change be made to commercial space.

Roll Call: Durfee, Mangiacotti, Post, Truman, Vitalos, Eller
Ayes: 6, Nays: 0, Abstained: 0
Motion carried

Case #2011:4 – Ed Kerns, 9 Willow Street, Block 100, Lot 60 Zone I:

Attorney Gruenberg reviewed the notices and found them to be in order. Ed Kerns was sworn in. He stated that he wants to build a deck within 6 inches of the property line. Property is 50 ft wide. House is 30 ft with 10 ft driveway on one side. Chair Eller stated that he does not like to build up to property line due to maintenance access and potential property line issues. Height of deck will be 16 inches. Attorney Gruenberg stated that according to the ordinance 10 ft minimum setback is required. Chair Eller stated that he would agree to a 2 ft side yard with the deck size of 16 x 20. Need room to maintain.

No public comment. Chris, Don, Frank and Larry all agreed that they would like to see a larger setback. Motion by Truman, seconded by Mangiacotti to close public hearing. Compromise with applicant for a 1 foot setback.

Motion by Truman, seconded by Post to grant variance allowing 1 foot setback instead of 10 feet.

Roll Call: Durfee, Mangiacotti, Post, Truman, Vitalos, Eller
Ayes: 6, Nays: 0, Abstained: 0
Motion carried

COMMUNICATIONS:

No discussion on communications.

Chair Eller stated that he will speak about the need for alternates next meeting.

Backup attorney: Steve stated that he will bill the same rate as he charges and will make sure he has a backup in place in case one is needed.

REPORTS:

There were no reports at this meeting.

REMARKS:

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made by Vitalos, seconded by Truman, that the meeting be adjourned at 9:09 pm.

Ayes: 6 Nays: 0
Motion carried.

Respectfully submitted,
Frank Mangiacotti, Secretary