

BOROUGH OF WASHINGTON, WARRENCOUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
NOVEMBER 25, 2014

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

Roll Call: Turner, Durfee, Mangiacotti, Noone, Eller, Vitalos – 6 Present
Absent: Carroll, Post, Aron
Vacancy: None
Also Present: Steven Gruenberg, Board Attorney
Patricia Titus, Clerk

MINUTES:

Regular Meeting – October 28, 2014

Chairman Vitalos entertained additions or corrections to the minutes. No comments on the minutes. It was moved by Eller, seconded by Noone, that the minutes of the regular meeting held on October 28, 2014, be approved as presented.

Roll Call: Turner, Durfee, Mangiacotti, Noone, Eller, Vitalos
Ayes: 5, Nays: 0, Abstained: 1 (Vitalos)
Motion carried

RESOLUTIONS: None

APPLICATIONS:

Application 2014:4 – Atul Rastogi: Mr. Rastogi appeared before the Board. Attorney Gruenberg reviewed the notice of hearing. The day of the week was correct but the date was incorrect. Therefore, the notice was defective and proof of service was not properly served. Mr. Rastogi agreed to extend the time for the Board to act. The public hearing was moved to January 27, 2015, with new notices to be served.

Application 2014:3 – Eric Rosseland. Mr. Rosseland appeared before the Board. Attorney Gruenberg reviewed the notice of publication and stated the Board could proceed with the hearing.

Mr. Rosseland was sworn in. He stated that he wants to add off street parking for his sons. Mr. Turner inquired about the rescinding of the permit Mr. Rosseland originally received and if any work had been completed. Mr. Rosseland stated that there is only a gravel base at present. Mr. Eller asked how many bedrooms were in the house and how many drivers. Mr. Rosseland stated that there were 4 bedrooms and 4 drivers. The current driveway can fit 2 cars.

Exhibit A-1: drawing of driveway and extension. Attorney Gruenberg stated that the property is a corner lot with two front yards. Applicant is requesting driveway opening size of 12 ft. Mr. Rosseland stated that the benefits are off-street parking and no impact on traffic in the area. There is no detriment to the public.

Public portion opened. No public present. Public portion closed. Therefore, it was moved by Eller, seconded by Turner to grant the variance.

Roll Call: Turner, Durfee, Mangiacotti, Noone, Eller, Vitalos
Ayes: 6, Nays: 0, Abstained: 0
Motion carried

Board of Adjustment Minutes
November 25, 2014

NEW BUSINESS:

Comments to Council on Redevelopment Plan Ordinance: The proposed ordinance was reviewed with no comments. Mr. Turner explained the reason for the ordinance revision and that the zoning officer's job duties are also being reviewed. Rescinding permits or CO's could be a remedy. Attorney Gruenberg stated that the Board of Adjustment would not hear plans in the redevelopment area, only Planning Board. Mr. Eller feels that the zoning officer should enforce and Mr. Gruenberg added that fewer conditions of approval should be considered.

COMMUNICATIONS:

No comments.

REPORTS:

There were no reports at this meeting.

REMARKS:

Happy Thanksgiving to all.

No meeting in December. Next meeting will be January 27, 2015.

Congratulations to Josephine Noone on her Council election.

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made and seconded that the meeting be adjourned at 9:00 pm. All in favor.

Ayes: 6, Nays: 0

Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary