

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
APRIL 28, 2015

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, Vitalos, Eller – 5 Present (Mr. Turner arrived at 7:42 pm)
Absent: Carroll, Post
Vacancy: Alternate
Also Present: Steven Gruenberg, Board Attorney
Gene Weber
Patricia Titus, Clerk

MINUTES:

Regular Meeting – March 24, 2015

Chairman Vitalos entertained additions or corrections to the minutes. Attorney Gruenberg stated that the following should be added to the first sentence in the last paragraph of page 1 after survey: “with the proposed location of the structure(s) on the survey”. It was moved by Mangiacotti, seconded by Durfee, that the minutes of the regular meeting held on March 24, 2015, be approved with correction.

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

RESOLUTIONS: None

APPLICATIONS:

Application 2014:4 – Atul Rastogi: Mr. Rastogi appeared before the Board. He handed out the new survey and a diagram of the garage.

Exhibit A-2: 2 page survey

Exhibit A-3: single page document with diagram of garage

After reviewing the survey, Mr. Weber stated that he accepts the information as correct.

Mr. Turner arrived at 7:42 pm. Two photos were distributed to Board members.

Exhibits A-4 and A-5: two photos

Mr. Turner stated that 2 ft. from the property line would be fine for the overhang but would like to see 3 ft. from foundation. 1 ft. would be too tight. Mr. Vitalos stated that he would like to see a setback on the southerly side to keep the entire garage on the property. Attorney Gruenberg asked the applicant if the following would be acceptable: 1.5 ft setback on the southerly side and 2 ft on the easterly side. Mr. Eller discussed the footings and garage building. He would like the garage only on the property with a 2 ft setback on both the southerly and easterly sides. Board members in agreement.

Mr. Rastogi stated that there is no detriment to the public and the improvements would bring up the property value. Public hearing opened. No members of the public present. Public hearing closed.

Motion by Turner, seconded by Durfee to allow a maximum garage size of 19x20 and maintaining 2 ft. setbacks on the southern and eastern property lines.

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

Board of Adjustment Minutes
April 28, 2015

NEW BUSINESS: None

COMMUNICATIONS: None

REPORTS:

There were no reports at this meeting.

REMARKS:

Mr. Turner apologized for being late. He wants to make sure there is oversight on the construction to make sure it is completed as approved. Mr. Weber stated that the applicant should have an as-built survey completed to make sure the building is set where it was approved. Mr. Turner added that he wants to make sure there is follow-up and in accordance with the approval.

Chair Vitalos stated that Nathan Carroll may be back for the May meeting.

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made and seconded that the meeting be adjourned at 8:20 pm. All in favor.

Ayes: 5, Nays: 0
Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary