

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
MARCH 28, 2017

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

Roll Call: Aron, Turner, Post, Vitalos – 4 Present
Absent: Eller
Vacancy: 3 regular members, 1 alternate
Also Present: Steve Gruenberg, Board Attorney
Gene Weber, Board Engineer
Patricia Titus, Clerk

MINUTES:

Regular Meeting – February 28, 2017

Chairman Vitalos entertained additions or corrections to the minutes. No comments on the minutes. It was moved by Turner, seconded by Aron, that the minutes of the regular meeting held on February 28, 2017, be approved as presented.

Roll Call: Aron, Turner, Post, Vitalos
Ayes: 3, Nays: 0, Abstained: 1 (Post)
Motion carried

RESOLUTIONS: None

APPLICATIONS: Gramno Properties – Case 2017:1 – completeness hearing

Ioannis Diamantis, owner, appeared before the Board. The property is located at 166 W. Washington Ave. He is proposing changing the one family into a two family.

Mr. Weber's review letter dated 3/24/17 was discussed. There is additional information needed for completeness:

- 1) proof of taxes paid applicant must provide
- 2) additional fees – not needed as the application is considered a C variance and not a D variance. Attorney Gruenberg explained why the application will be treated as a C variance.
- 3) copy of survey for the Board. Mr. Weber has a copy.
- 4) more detail on the plan as stated in the letter.

Mr. Weber will review the additional information provided by the applicant for completeness. The applicant was asked to remit a revised plan that more clearly shows the edges of the pavement for the parking area.

Waiver will need to be granted for item #4 for completeness only. Therefore it was moved by Aron, seconded by Turner to grant waiver and deem the application complete.

Roll Call: Aron, Turner, Post, Vitalos
Ayes: 4, Nays: 0, Abstained: 0
Motion carried

Revised plan to be remitted 10 days before the next meeting date. Public hearing is set for April 25, 2017. Attorney Gruenberg reviewed the requirements of notice for public hearing. Tax certification also needs to be received 10 days before the meeting.

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Mr. Weber stated that his firm prepared the survey for the prior owner. Attorney Gruenberg stated that he does not view that as a conflict of interest.

OLD BUSINESS:

Review of application forms and checklist –

The revisions discussed at last meeting were reviewed by the Board. Motion by Turner, seconded by Aron to send the revised forms to Council for consideration.

Roll Call: Aron, Turner, Post, Vitalos
Ayes: 4, Nays: 0, Abstained: 0
Motion carried

NEW BUSINESS: None

REPORTS:

There were no reports at this meeting.

REMARKS:

Attorney Gruenberg voiced his concern about a use variance coming before the Board when there is only 5 current members. Suggestions included email to residents regarding the need for Board members.

COMMUNICATIONS:

NJ Planner – no discussion

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made and seconded that the meeting be adjourned at 8:10 pm. All in favor.

Ayes: 4, Nays: 0
Motion carried.

Respectfully submitted,
Patricia Titus, Clerk