

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT**

May 16, 2017

MINUTES

This meeting was called to order at 8:00 pm

The following notice was read:

The regular meeting of the Zoning Board of Adjustment of the Township of Washington is now in session. In accordance with the provisions of Section 5 of the "Open Public Meetings Act" I wish to advise that notice of this meeting has been posted on the Township bulletin board and that a copy of the schedule of this meeting has also been filed with the Township Clerk, and that copies of the annual notice of meetings, of which this is a part, have been heretofore sent to the Record and the Ridgewood News-newspapers with general circulation throughout the Township of Washington.

ROLL CALL

Mr. Asfar, Mr. Cumming, Mrs. Grimaldi, Mr. Goetz, Mr. Miras, Mrs. Ozment, Mr. Toro and Attorney Donna Baboulis were in attendance.

Mr. DeSena was absent.

PUBLIC PORTION

Motion to open the public portion: Mr. Asfar moved; Mrs. Ozment seconded. Upon roll call, all in favor. Motion carried.

Motion to close the public portion: Mr. Miras moved; Mr. Cumming seconded. Upon roll call, all in favor. Motion carried.

NEW BUSINESS

Motion to appoint Donna Baboulis, Esq. as Board Attorney - Mr. Miras moved; Mr. Asfar seconded. Upon roll call, all in favor. Motion carried.

Motion to appoint Vincent Corrado as Board Secretary - Mr. Miras moved; Mr. Cumming seconded. Upon roll call, all in favor. Motion carried.

Motion to appoint Paul Azzolina as Engineer - Mrs. Ozment moved; Mr. Miras seconded. Upon roll call, all in favor. Motion carried.

The Oath of Office was administered by Donna Baboulis, Esq. to Diane Grimaldi and Frederic Goetz

Motion to nominate Frederic Goetz as Chairman - Mrs. Ozment moved; Mr. Miras seconded. Upon roll call, all in favor. Motion carried.

Minutes – May 16, 2017 (continued)

Motion to nominate Richard Miras as Vice Chairman: Mr. Miras moved; Mr. Cumming seconded. Upon roll call, all in favor. Motion carried.

(Second) Motion to appoint Donna Baboulis, Esq. as Board Attorney: Mr. Miras moved; Mr. Asfar seconded. Upon roll call, all in favor. Motion carried.

(Second) Motion to appoint Paul Azzolina as Engineer - Mrs. Ozment moved; Mr. Miras seconded. Upon roll call, all in favor. Motion carried.

(Second) Motion to appoint Vincent Corrado as Board Secretary - Mr. Miras moved; Mr. Cumming seconded. Upon roll call, all in favor. Motion carried.

APPLICATIONS

1. Andrisano - 315 South Chestnut St. a.k.a. Block 4404 Lot 1. Application for Height Variance to exceed approved height by 1.09 Ft.

Mrs. Andrisano addressed the board and stated that in June 2016 she received a call from Paul Azzolina telling her that her house was built too tall.

Mr. Cumming stated he walked by the property and noted that the house did not stand out or look higher than the other houses on the block.

Mr. Asfar agreed.

Mrs. Ozment stated that on the as built plans there is a non-permitted hot tub on the street side of the back yard.

Mr. Cumming stated that because the house is on a corner lot the hot tub should be moved to the other side of the back yard and owner should apply for the appropriate permits.

Motion to approve the application - Mr. Asfar moved; Mr. Toro seconded. Upon roll call, all in favor. Motion carried.

2. Schiller - 2519 Cleveland Ave. a.k.a. Block 3306 Lot 22. Application for a hardship variance because the proposed north side yard setback of 11.75 feet does not meet the minimum required 15 feet.

Mr. Schiller addressed the Board and stated he is seeking a 3.25 feet hardship variance due to an irregular lot and because home is oriented to the north. The proposed structure is not excessive and meets impervious coverage requirements.

Mr. Asfar stated he went by the house and noted that the home next store at 2529 Cleveland Ave had no windows facing the proposed addition.

Mr. Schiller presented a photo to the board (Marked A-1 5/6/17).

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Mr. Goetz stated that if the proposed structure was on a regular lot they would not need a variance and that the proposed structure was moved 5 feet forward to avoid any undue hardship.

Motion to approve the application - Mr. Asfar moved; Mr. Toro seconded. Upon roll call, all in favor. Motion carried.

OTHER BUSINESS

Mary Ann Ozment stated that all members must be certified within 18 months of appointment.

MOTION TO CLOSE THE MEETING - Mr. Miras moved; Mr. Cumming seconded. Upon roll call, all in favor. Motion carried.

The meeting was adjourned at 9:00 pm.