

**WASHINGTON TOWNSHIP  
BOARD OF ADJUSTMENT  
MINUTES  
August 1, 2018  
7:03 p.m.**

Adequate notice of this meeting was published in the Daily Record on January 23, 2018 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

**\*\*NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM\*\***

***PLEDGE OF ALLEGIANCE***

***MEMBERS PRESENT:***

\_x Bauer \_A Ort \_A Soga \_x Thauer  
\_A Spina \_A Gorini \_x Price

***ALTERNATES PRESENT:***

\_x Raes \_x Walter

***OTHERS PRESENT:***

\_x Attorney Fraser \_x Engineer Hall  
\_x Planner Banisch \_x Secretary Griffith

***MINUTES:***

June 6, 2018 Regular Meeting Minutes

[Ort, Gorini, Soga, Raes are not eligible to vote due to absences]

Motion by Mr. Price to approve the June 6, 2018 Regular Meeting minutes.

Second: Mrs. Walter

Abstain: Mr. Raes

A voice vote was taken and all members present voted in the affirmative.

***OPEN TO THE PUBLIC – ITEMS NOT ON THE AGENDA  
CLOSE TO THE PUBLIC – ITEMS NOT ON THE AGENDA***

***RESOLUTIONS:***

ZB-18-02 - The Life Giving Fountain Romanian Orthodox Church – 132 Califon Rd., B: 51 L: 31.03, R-5 - height variance – Resolution 2018-10

**Motion** was made by Mr. Thauer to memorialize Resolution 2018-10 - The Life Giving Fountain Romanian Orthodox Church – 132 Califon Rd., B: 51 L: 31.03, R-5 - height variance - Resolution 2018-10

Second: Mrs. Walter

Ayes: Mr. Price, Mr. Thauer, Mrs. Walter, Mr. Bauer

Nays: None

Abstain: Mr. Raes

ZB-18-03 - Jennifer Gorini – B: 42.03 L: 2 – 114 Hacklebarney Rd. – Addition Front Yard Setback Variance – Resolution 2018-09

**Motion** was made by Mr. Price to memorialize Resolution 2018-09 - Jennifer Gorini – B: 42.03 L: 2 – 114 Hacklebarney Rd. – Addition Front Yard Setback Variance

Second: Mr. Thauer

Ayes: Mr. Price, Mr. Thauer, Mrs. Walter, Mr. Bauer

Nays: None

Abstain: Mr. Raes

ZB-18-05 – John Hall – B: 18, L: 14 – 24 Coleman Rd – Proposed Second Story Addition Setback Variance - Resolution 2018-08

**Motion** was made by Mrs. Walter to memorialize Resolution 2018-08 - Jennifer Gorini – B: 42.03 L: 2 – 114 Hacklebarney Rd. –Addition Front Yard Setback Variance

Second: Mr. Price

Ayes: Mr. Price, Mr. Thauer, Ms. Walter, Mr. Bauer

Nays: None

Abstain: Mr. Raes

***APPLICATIONS:***

Anthony Cappuccio – B: 13 L: 12.01 – 42 Jones Lane - Resolution 2016-13 for variance to build single family dwelling with property not fronting an approved public street – **Extension Approval**

Mr. William Pandos appearing in place of Mr. Selvaggi to request a resolution approval extension as plans have not been satisfactory to the Board Engineer. Requesting one year extension to August 3, 2019.

Mr. Hall agreed to the extension as updated plans just arrived in his office today with no time to look at them.

Ms. Fraser, Esq. explained that this is not a Site Plan approval extension as a single family dwelling does not have a site plan. This approval is per Chapter 217-122 Section E where the structure has to have a CO within 3 years of the original approval.

Mrs. Walter expressed concern over continuing extensions as the applicant seems to get everything else done but cannot seem to get his Engineer to complete plans per the Board Engineer's requirements.

Motion by Mr. Raes for Anthony Cappuccio – B: 13 L: 12.01 – 42 Jones Lane - Resolution 2016-13 – variance time extension approval.

Second: Mr. Price

A voice vote was taken and all eligible members present voted in the affirmative.

ZB-18-07 – The Life Giving Fountain Romanian Orthodox Church – 132 Califon Rd., B: 51 L: 31.03, R-5 – Preliminary & Final Site Plan - **Completeness only**

No one from Mr. Selvaggi's office was present.

The Board memorialized a height variance resolution tonight.

Mr. Hall reviewed his report of July 30, 2018. Based on the Site Plan waivers requested and required Site Plan and Variance plan items not provided or not complete, Mr. Hall recommended not granting certain waivers and deeming the application incomplete.

Mr. Hall also noticed there is no mention of signage and believes there would be some kind of signs.

Motion by Mr. Raes to deem ZB-18-07 – The Life Giving Fountain Romanian Orthodox Church – 132 Califon Rd., B: 51 L: 31.03, R-5 – Preliminary & Final Site Plan application Incomplete.

Second: Mr. Thauer

A voice vote was taken and all eligible members present voted in the affirmative.

Attorney Fraser announced that Agro Foods has requested a hearing adjournment to September 5, 2018.

***DISCUSSION – CORRESPONDENCE***

May/June NJ Planner

***VOUCHERS***

Motion by Mr. Raes to approve payment of vouchers totaling \$2,753.50

Second: Mr. Price

Voice Vote: All members present voted in the Affirmative

Next meeting September 5 - meeting attendance

Mr. Hall commented regarding OMG Burger. There is a large generator next to the building which will be blocked by an 8 foot high dumpster fence and additional plantings on the other side of the generator if the dumpster fence does not totally hide it.

***ADJOURNMENT***

Motion by Mrs. Walter to adjourn at 7:45 p.m., which was seconded by Mr. Raes.