WASHINGTON TOWNSHIP BOARD OF ADJUSTMENT MINUTES

December 6, 2017 7:07 p.m.

Adequate notice of this meeting was published in the Daily Record on January 26, 2017 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

PLEDGE OF ALLEGIANCE – Led by Vice Chairman Bauer

MEMBERS PRESENT:	x_Bauerx_ Ort _x_Soga xThauer		
	_A Spina xBridgman _x Price		
ALTERNATES PRESENT:	_A_ Raes, _x_ Walter		
OTHERS PRESENT:	_xAttorney Fraser _xEngineer Hall		
	_APlanner Banisch _xSecretary Lyons		

MINUTES:

1. November 1, 2017 Regular Meeting Minutes

[Mr. Bauer is not eligible to Vote]

Motion to accept the Minutes with page three correction: Mr. Price

Second: Mr. Soga

Voice Vote: All Members present voted in the affirmative.

OPEN TO THE PUBLIC – ITEMS NOT ON THE AGENDA Time is 7:09 PM

No comments

CLOSE TO THE PUBLIC - ITEMS NOT ON THE AGENDA Time is 7:09 PM

RESOLUTIONS: 2017-011: Cindy Boerner-Lay, 6 Squire Hill Road, B 13 L: 45 R5 Zone Use Variance – Convert the existing 2 story building currently used for a work shop and a home office into a home office on the first floor and a 2 bedroom second floor dwelling. Deemed complete September 6, 2017 – Public Hearing October 4 and carried without further Notice to November 1, 2017 – Time is 7:09 PM

Ms. Fraser reported that Applicant has contacted her office with comments and questions relating to the Resolution. There are three issues Ms. Boerner-Lay raised:

1- Ms. Boerner-Lay recalls the Board agreed to an age restriction of 55 plus and a direct family member not specifically a parent.

Board agreed that the Resolution language addressed the Planner Testimony and will remain.

2- The Resolution mentioned there is no oven currently, Ms. Boerner-Lay wants to make sure this language does not preclude her from installing an oven in the future.

The Board agreed to leave the language as it for it does not prohibit her from installing an oven.

3- Should the Home Office be mentioned in the Resolution that it will remain on the first floor?

Board agreed with Ms. Fraser that the home office is an existing use which was not part of the Application. What is mentioned on page 3, paragraph 7 is sufficient reference.

Motion to adopt Resolution as presented: Mr. Soga

Second: Mr. Bridgeman

Roll Call Vote:

Chairman Spina – Absent

Vice Chairman Bauer – Abstain

Mr. Ort - Aye

Mr. Soga-Aye

Mr. Thauer- Aye

Mr. Bridgman- Aye

Mr. Price – Aye

Mr. Raes – Absent

Ms. Walter- Aye

APPLICATION TO BE DEEMED FOR COMPLETENESS: None

DISCUSSION:

Mr. Hall reported that the State vs Marco Sardeira was heard in Municipal Court on November 30, 2017. This case pertains to the retaining wall that was built with no Board approval or municipal permits. Mr. Sardeira plead Guilty. Fines in excess of \$5,000 were imposed and Mr. Sardeira has 90 days to submit a completed application to this Board and to appear before the Township Committee regarding the wall being constructed within a Conservation Easement.

CORRESPONDENCE:

September/October 2017 The New Jersey Planner Newsletter

VOUCHERS:

Motion to pay the Bill totaling \$2, 200.46 - Mr. Soga

Second: Mr. Thauer

Voice Vote: All Members present voted in the affirmative.

ADJOURNMENT: Time is 7:31 PM

Motion to adjourn: Mr. Soga

Second: Mr. Thauer

Voice Vote: All Members present voted in the affirmative.

Respectfully submitted,

Teri Lyons, Secretary

December 6, 2017 Agenda Documents

November 1, 2017 Minutes

Resolution 2017-011: 6 Squire Hill Use Variance

Bills List – To be distributed at the meeting.