

**BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY**  
**BOARD OF ADJUSTMENT MINUTES**  
**November 25, 2008**

**Roll Call:** Durfee, Eller, Mangiacotti, Post, Semonche, Truman – 6 Present

**Absent:** Vitalos – 1 Absent

**Vacancy:** 2 Vacancies

**Also Present:** Rudy Bescherer, Zoning Officer  
Ann Kilduff, Clerk

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

**MINUTES:**

**Regular Meeting – September 23, 2008**

Chairman Eller entertained additions or corrections to the minutes. Hearing none, it was moved by Truman, seconded by Durfee, that the minutes of the regular meeting held September 23, 2008 be approved as submitted.

Roll Call: Durfee, Truman, Eller -  
Ayes: 3, Nays: 0, Abstained: 3 (Mangiacotti, Post, Semonche)  
Motion carried.

**RESOLUTIONS:**

**Case #2008:7 – Matthew Miller, 15 Monroe Street**

It was moved by Truman, seconded by Durfee, that the resolution be adopted as approved at the September meeting granting with conditions the expansion of the drive apron and parking area.

Roll Call: Durfee, Truman, Eller –  
Ayes: 3, Nays: 0, Abstained: 3 (Mangiacotti, Post, Semonche)  
Motion carried.

**Case #2008:14 – E. Delores Wilkinson – 17 Grand Avenue**

It was moved by Truman, seconded by Durfee, that the resolution be adopted as approved at the September meeting granting the expansion of the garage.

Roll Call: Durfee, Truman, Eller –  
Ayes: 3, Nays: 0, Abstained: 3 (Mangiacotti, Post, Semonche)  
Motion carried.

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**Case #2008:15 – Donna Stackhouse – 23 Valley View Terrace**

It was moved by Truman, seconded by Durfee, that the resolution be adopted as approved at the September meeting granting the addition of a sunroom, kitchen and porch.

Roll Call: Durfee, Truman, Eller –  
Ayes: 3, Nays: 0, Abstained: 3 (Mangiacotti, Post, Semonche)  
Motion carried.

**APPLICATIONS:**

**Case #2008:16 – Connie & Leroy Thompson – 222 W. Washington Avenue – Block 2.03 Lot 10 R2 Zone**

This application is filed for the purpose of erecting a 4' high fence and to obtain a variance for the expansion of the drive apron and parking area.

Mr. Eller stated for the record that this application has been postponed until the January 27, 2009 meeting.

There were no audience members at this meeting.

**COMMUNICATIONS:**

The October and November New Jersey Planners were received.

The proposed 2009 budget was received and discussed. All were in favor of the proposed budget. The Board decided to have Finelli Consulting Engineers, Inc. remain the Board's Engineer for 2009.

The 2008 case report was received and discussed. Chairman Eller noted there were thirteen residential cases and three commercial. Five cases were denied and eleven were approved. The main reasons for residents appearing before the Board were driveway expansions and additions to either the house or garage.

**REPORTS:**

There were no reports at this meeting.

**REMARKS:**

The Board discussed the completeness of cases that came before them in 2008 and the importance of looking at the property prior to the meeting. The Board then discussed other properties and parking situations in town.

Hearing no further business to come before the Board, a motion was made by Semonche, seconded by Post, that the meeting be adjourned at 8:39 p.m.

Ayes 6, Nays: 0.  
Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary