

**REORGANIZATION MEETING**  
**&**  
**REGULAR MEETING**

**Salute to Flag: 7:43 P.M.**

**OPENING STATEMENT: Read by Mayor Dan Mahler.**

**This is the Reorganization & Regular Meeting of the Wanaque Board of Adjustment and adequate notice has been given and it has been duly advertised by the placement of a notice in the Suburban Trends and Herald News on December 14, 2014 and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque, 579 Ringwood Avenue, Wanaque, and a copy thereof has been on file with the Borough Clerk**

**Mayor Mahler swore in Re-Appointed Members: Jack Dunning, Suzanne Henderson and Donald Ludwig.**

**ROLL CALL: Members Jack Dunning, Frank Covelli, Peter Hoffman, Donald Ludwig, Michael Levine and Suzanne Henderson**

**ABSENT: Members William (Bruce) Grygus, Joseph D'Alessio and James Minogue**

**NOMINATION FOR CHAIRMAN: Member Covelli nominated Jack Dunning, seconded by Member Ludwig. No other nominations heard. Nominations closed.**

**ROLL CALL ON NOMINATION FOR CHAIRMAN: Voting yes were Members Covelli, Hoffman, Ludwig, Levine and Henderson.**

**Member Dunning abstained.**

**NOMINATION FOR VICE CHAIRMAN: Member Ludwig nominated William (Bruce) Grygus, seconded by Member Covelli. No other nominations heard. Nominations closed.**

**ROLL CALL ON NOMINATION FOR VICE CHAIRMAN: Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.**

**NOMINATION FOR BOARD ENGINEER: Member Covelli nominated Christopher Nash of Boswell Engineering for Board Engineer, seconded by Member Ludwig. No other nominations were heard. Nominations closed.**

**ROLL CALL ON NOMINATION FOR BOARD ENGINEER:** Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**NOMINATION FOR BOARD ATTORNEY:** Member Covelli nominated Ronald P. Mondello, Esq. for Board Attorney, seconded by Member Hoffman. No other nominations were heard. Nominations closed.

**ROLL CALL ON NOMINATION FOR BOARD ATTORNEY:** Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**ADOPTION OF NEWSPAPERS:** Continue with the Suburban Trends and Herald News: **MOTION TO ACCEPT AND ADOPT THE SUBURBAN TRENDS AND HERALD NEWS AS THE OFFICIAL NEWSPAPERS:** made by Member Covelli, seconded by Member Ludwig. Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**MOTION TO MAINTAIN THE FIRST WEDNESDAY OF THE MONTH FOR THE REGULAR MEETING WITH A 7:30 P.M. WORKSHOP AND THE REGULAR MEETING WILL FOLLOW AT 8:00 P.M.; AND THE SATURDAY PRIOR TO THAT MEETING FOR SITE VISITS AT 10:00 A.M.; AND DIRECT THE BOARD SECRETARY TO ADVERTISE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT TO GIVE NOTICE OF THE MEETING DATES FOR 2015:** made by Member Covelli, seconded by Member Dunning. Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**ADOPTION OF EXISTING PROCEDURES AND BY-LAWS:**  
**MOTION TO ACCEPT EXISTING PROCEDURES AND BY-LAWS:** made by Member Covelli, seconded by Member Levine. Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**MOTION TO ADJOURN REORGANIZATION MEETING AT 7:50 P.M. TO REGULAR MEETING:** made by Member Ludwig, seconded by Member Hoffman. Voting yes were Members Dunning, Covelli, Hoffman, Ludwig, Levine and Henderson.

**REGULAR MEETING**

Chairman Dunning called Regular Meeting to order at 8:00 P.M.

**ROLL CALL:** Chairman Dunning, Members Covelli, Hoffman, Ludwig, Levine and Henderson

**ALSO PRESENT:** Attorney Mondello and Engineer Nash

**MEMBERS ABSENT:** Vice Chairman Grygus, Members D'Alessio and Minogue

**APPLICATIONS:** None

**PUBLIC DISCUSSION:** None/Closed

**RESOLUTIONS:** Application #ZBA-2014-02 – Kevin Blanchard, Applicant, 4 Park Avenue, Haskell, NJ, Block 443, Lot 6 for bulk variances to reconstruct the first floor and basement and construct a new second floor.

**MOTION TO MEMORALIZE THIS RESOLUTION AS PREPARED BY BOARD**

**ATTORNEY:** made by Member Ludwig, seconded by Member Covelli. Voting yes were Chairman Dunning, Members Covelli, Ludwig, Levine, and Henderson.  
Motion Carried.

**CORRESPONDENCE:** E-Mail on Permit Extension Act until 12/31/2015.

**VOUCHERS:** submitted by Boswell Engineering on the Blanchard Application in the amount of \$93.

**MOTION TO APPROVE:** made by Member Ludwig, seconded by Member Covelli. Voting yes were Chairman Dunning, Members Covelli, Ludwig, Levine and Henderson. Member Hoffman not qualified.

**VOUCHERS:** submitted by Ronald Mondello, Esq. on the Blanchard Application in the amount of \$1,050; and for attendance at tonight's meeting in the amount of \$300; for a total of \$1,350.

**MOTION TO APPROVE:** made by Member Covelli, seconded by Member Ludwig. Voting yes were Chairman Dunning, Members Covelli, Hoffman, Ludwig, Levine and Henderson.

October 1, 2014 Minutes need to be amended to change the word “exploure” to “explore” on page 12 and change the name “Levin” to “Levine” on page 13.

**MOTION TO APPROVE OCTOBER 1, 2014 MINUTES AS AMENDED:** made by Member Ludwig, seconded by Member Covelli. Voting yes were Chairman Dunning, Members Covelli, Ludwig, Levine and Henderson. Member Hoffman not qualified.

**ENGINEER’S REPORT:** Nothing to report.

**DISCUSSION:**

1. Mayor Mahler advised the Board that there should be an application forthcoming on the “Antilles’ Property” on Ringwood Avenue, which is across the street from the Exxon Station. Approximately in 1987, approval for 32/34 condos were approved on this property.

2. The property on Union Avenue next to the college is for sale and is 30 acres and we have given the guy some guidance on what we want to see there. This will probably be a Redevelopment Zone with a tax abatement/pilot program.

3. The owner of the Holiday Inn when it first opened stated that the interchange could handle 2 or 3 hotels in 5 to 7 year increments. The Holiday Inn opened up in 2008/2009 and is always packed.

We re-zoned Union Court for redevelopment, which is the little street right between Burger King and the interchange which has four houses. The homeowners agreed and signed off on the redevelopment. The guy from the Holiday Inn eventually made them offers that they all agreed upon. However, the homeowner of the house that borders Union Avenue passed away and his son moved in and the son seems to believe it is worth a lot more than offered and now the deal is stalled.

4. Tilcon wants to put its road right through Burger King’s driveway. They had a proposal to buy the Elks Camp and they even lined them up with a 97 acre parcel in West Milford. It was a done deal, but then the Elks wanted more money, so the negotiations have fallen apart but we are trying to get the negotiations back on track.

Tilcon’s second proposal is to go around the lake the other way and just cut through the mountain.

**MOTION TO ADJOURN:** at 8:20 P.M. made by Member Ludwig. Motion carried by a voice vote.

---

Jennifer A. Fiorito  
Board of Adjustment Secretary