

**REGULAR MEETING**

**Salute to Flag: 8:00pm**

**OPENING STATEMENT:**

**This is the 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 Herald News and the Suburban Trends on January 11, 2017 respectively, and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque and a copy thereof has been on file with the Borough Clerk**

**ROLL CALL: Chairman Jack Dunning, Members Frank Covelli, Barry Hain, Peter Hoffman, Michael Levine and Suzanne Henderson, and Attorney Ronald Mondello and Engineer Christopher Nash**

**ABSENT: Vice Chairman Grygus, Members Donald Ludwig and David Karp.**

**Application #ZBA2017-06 – Serrano, Carmela  
15 Evergreen Avenue, Haskell NJ (Block 406/Lot 12)**

**Attorney Mondello advised the Board that he reviewed the proof of publication and the notice to residents within 200 feet of the subject property and deems the application complete and jurisdiction is vested in the Zoning Board to hear the application.**

**Carmela Serrano Swing, 15 Evergreen Avenue, Haskell, NJ, is the applicant and will be testifying. Attorney Mondello swore in Mrs. Swing.**

**Mrs. Swing testified she wants to do an extension to the house. We have three kids and extended family and we asked our kids if they wanted to move and they don't want to move from Haskell. The children are 17, 15 and 12 (2 girls and 1 boy). My extended family is my aunt, who is living with me. She is single lady and 75 years old and we moved her from the Philippines and she lives with us because she is all by herself. I also have my mother-in-law who comes and visits us and stays to visit the grandchildren.**

**Attorney Mondello questioned what do you want to do; extra bedrooms, extra living space? Ms. Swing answered we really wanted extra room and I always want to have a porch in the back since we have a big family. There is just a small room for my husband and myself and we would like a bigger room.**

**Chairman Dunning stated you presented a drawing to the Board of what you are proposing to do to the house as far as expanding it and adding on the deck in the back that is covered. The only deficiency seems to be a survey, which is a mystery because there is a partial drawing of the survey in the upper right hand corner, but that is not legitimately our survey.**

**Engineer Nash stated the survey was subsequently submitted.**

**Afshan A. Vandal, 239 New Road, Building B, Suite 109, Parsippany, NJ, is the architect and will be testifying. Attorney Mondello swore in Architect Vandal.**

**I am a Licensed Architect in the State of New Jersey and have appeared before many boards in the State. My license is current. I have Master's Degree and experience for over 25 years. I have given testimony before the boards in Wayne in Passaic County and in Morris County.**

**Attorney Mondello stated the Board accepts you as an expert in the field of Architecture.**

**Chairman Dunning questioned if this expansion is going to have a basement?**

**Architect Vandal answered no. It is a crawl space.**

**Architect Vandal stated Board Engineer pointed out a mistake with square footage on the plan and I have corrected the drawings accordingly . There was a minor discrepancy in the building coverage and that has been corrected. The existing square footage and the building coverage were incorrectly shown. There was also a concern about the setbacks and the size of the shed and I have added that to the revised drawing.**

**Member Covelli stated you mentioned a shed, which is too close to the property line. Are you taking the shed down, are you asking us to consider a variance for the shed as it exists? What is the plan? It is not 5' from the side yard.**

**Architect Vandal answered we could request a variance for that.**

**Mrs. Swing stated I tore the other shed down, and put the new one there. I can move it.**

**Attorney Mondello stated the question is simple. You can either move it or you can ask the Board for a variance with respect to the side yard distance from the shed to the property line.**

**Mrs. Swing answered we will ask for a variance.**

**Engineer Nash stated the shed presently is about 2' off the property line, just on the side yard.**

**Chairman Dunning stated they need a variance for an additional 3' on the shed.**

**Member Hoffman stated I have a question about the garage. Is that a garage or is that a living space downstairs? It has a garage door, but it is called an existing den.**

**Architect Vandal answered her aunt is using it as a living space.**

**Mrs. Swing stated that is the only level of the house that she can stay in.**

**Member Hoffman questioned, if you are approved and the addition is completed, is she going to move to one of the upstairs bedrooms, or is that going to continue to be living space?**

**Mrs. Swing answered that is going to be her room because the bathroom is there too.**

**Member Hoffman questioned is really is not an existing den, it is really a bedroom? Where does she stay; is it in the garage area or in the finished basement area?**

**Mrs. Swing answered no one is sleeping in the basement. In the garage area. This was another room, as a family room where we never really go down or used it. So when I decided I could put a bed in there for her and Medicare gave her the bed and that is where we put it. It is an open space, not a room.**

**Member Hoffman questioned she is staying there and that is her area for your aunt to stay?**

**Mrs. Swing answered yes because that is the level part of the house.**

**Member Hoffman questioned shouldn't this be classified as a bedroom?**

**Chairman Dunning stated you brought up a good point because you have to have two off street parking spaces. According to the limited survey, your driveway is basically 26' feet long. That is one car and the garage would be the second one normally. If you can't put a car in the garage, then when we have an issue with the parking.**

**Architect Vandal stated the driveway does have enough parking spaces.**

**Mrs. Swing stated we can park three cars in the front.**

**Architect Vandal stated the front is paved and there is parking for two cars.**

**Member Covelli, referring to the plan, in the upper left-hand corner there is a blue car. Is that blue car on pavement or on the grass?**

**Mrs. Swing answered pavement.**

**Member Covelli stated it looks higher than the pavement.**

**Mrs. Swing stated from the steps over to the side of the house it is pavement.**

**Member Covelli commented what you are representing to the Board is that the driveway starts, if I am looking at the front of the house, from the left rail of the steps all the way past the side of the edge of the house, as I move to the right, and then a little beyond the edge of the house. Is that correct?**

**Mrs. Swing answered yes.**

**Member Levine showed the Board Members pictures of the pavement he took on his phone.**

**Member Covelli questioned what does this do for the lot coverage and runoff Engineer? When we put an addition on this house that takes up more yard and we already have the front paved, do we have sufficient retention on the property for the water that it generates?**

**Engineer Nash stated the ordinance doesn't require them to do anything. It is too small of an area.**

**Chairman Dunning commented our stormwater ordinances are very lax right now.**

**Member Covelli stated we have asked for seepage pits on other applications for run off onto the other neighbors.**

**Member Hoffman stated you are increasing the roof line on the addition and the covered porch for more runoff on that square footage.**

**Attorney Mondello commented that the other thing I would like to add is that you are prohibited from having living quarters in a garage. This is a garage. Having said that, the Board could grant a waiver or a variance with the condition that, if your aunt leaves either the house or the world, that is not to be used as additional living space. You don't**

normally have living quarters in a garage. You have a car in a garage and that is the definition in our code. But the Board may consider your situation and your elderly aunt and may consider some type of a waiver or a variance to permit that to happen. Variances typically runs with the land, however, we could put in the condition that, if she is not living there anymore, that space shouldn't be rented out and it shouldn't be used except for a car. Member Levine questioned if there was heat and electricity in there? Mrs. Swing answered yes, there is.

Chairman Dunning questioned, item 7 on your drawing says existing garage and basement level, but basically it is not a garage right now, even though it has a garage door.

Architect Vandal stated it is a temporary living space.

Mrs. Swing stated she is sick but we don't know how long she will stay. We just want to take care of her. She has nobody, no kids.

Engineer Nash questioned what type of garage door is up, you don't have insulation?

Mrs. Swing answered she put insulation.

Member Hoffman questioned did you temporarily improve the inside to block the draft from the doors?

Mrs. Swing answered yes.

Member Hoffman questioned it has a garage door, but it is sealed off? So now is it an egress issue?

Chairman Dunning questioned making that garage a room, was that done when you owned this house?

Mrs. Swing answered it was a garage and we just made a room.

Chairman Dunning questioned did you take out a permit to do that?

Mrs. Swing answered no. I did not know anything. I was a first time home buyer. They said what you do inside the house, you don't need to. That is what I was told. I really didn't know.

Chairman Dunning stated you need permits and it is illegal to convert a garage into living space in Wanaque. You would've had to get a building permit to do it and probably the building inspector would say you need a variance to do it and you would be back here, or you would have started here with that. Now it is up to the Board to decide what we want to do with this.

Attorney Mondello stated the Board can grant her a variance contingent upon her aunt and her aunt alone residing there.

Member Covelli stated maybe we can tackle this from a different angle. I am looking at the drawing and have never been in your home, but I see stairs going from the garage into the area called "existing finished basement". Those steps, in the drawing, look wide, and there looks like there is a door. What are those steps and how many are there?

Mrs. Swing answered that is the door going to the basement. There are 5 or 6 steps. It is a split level.

Member Hoffman commented only because that should be the area that where your aunt should be, instead of the garage.

Mrs. Swing answered she has trouble using the steps.

**Member Covelli stated we understand that but what we are trying to say to you is that you are putting us in a very difficult position to permit someone to live in the garage and then to provide or grant a variance. Whether you converted that on your own or not without a permit is illegal. We didn't know it; you didn't know it and that is your case. You are now bringing that to us and asking us, as a quasi-judicial board, to approve someone living in the garage. That is a very difficult position you put this Board in. With that said, is there a way to turn those five steps maybe into a ramp for that person to be able to maybe come in through the garage if she goes out, or whatever she does, and that's the way she enters and she could up that ramp and live in the basement.**

**Mrs. Swing stated she goes to the bathroom twenty times. She is going to have trouble even if we put a ramp because she is still going to have trouble going to the bathroom in and out. Member Hoffman questioned how often does she leave the house? You might have to consider putting your aunt in an upstairs bedroom.**

**Attorney Mondello commented that Engineer Nash said it would be difficult to put a ramp in since it would have to be very long.**

**Mrs. Swing answered we could move her to the master where we are sleeping right now. Member Hoffman commented on the first floor with access to the bathroom.**

**Architect Vandal commented she is a wheelchair bound person. The bathroom provided for her is an accessible bathroom.**

**Attorney Mondello stated it seems that some of the Board Members are in favor of granting a temporary variance. It will simply run for the life of your aunt, end of story. I don't know if you want to move on.**

**Member Levine commented let's move on.**

**Attorney Mondello, addressing Mrs. Swing, questioned do you understand that when your aunt leaves, you must remove everything from the garage, but no one is to dwell there anymore. No one can live there. There shouldn't be a bathroom in there; no living quarters. Do you understand that and agree to that?**

**Mrs. Swing answered I understand and agree.**

**Attorney Mondello commented now the question is how do we enforce it? You are going to have to let us know that you are going to be removing this stuff. You will have to tell the building department.**

**Member Covelli stated, I am sorry, but I can't move on yet because this is not settled in my mind. There is an existing laundry room and in front of that there is an area in between where the wall is for the bathroom door and where the doorway is to the existing laundry room.**

**Architect Vandal answered there is some storage shelving in that area.**

**Attorney Mondello commented, if the Board was so inclined to grant that type of variance for your aunt, you would have to get building departments. If anything is currently installed incorrectly, you would have to fix that. Do you understand?**

**Member Covelli, questioned Engineer Nash, does a bedroom have to have a window? Engineer Nash answered absolutely.**

**Member Covelli questioned what if it has a door to outside?**

**Engineer Nash answered you need access to the outside otherwise it is not a bedroom. You need fire egress.**

**Member Levine stated in the condo I live in there are only sliding glass doors in the bedroom to the outside.**

**Member Covelli questioned does that rear door serve as meeting the requirement?**

**Architect Vandal answered it does meet the requirements of egress. It has stairs going to the main house, which is one means of egress, and then that door that opens to the outside is a second means of egress. God forbid, in case of fire, fireman can come in through both those entrances.**

**Chairman Dunning questioned how does the aunt get out if she has to? There is a fire downstairs in existing laundry room, how does she get out since she can't get up the stairs?**

**Architect Vandal answered she will have to have assistance to go up.**

**Member Henderson questioned is there an operable window or operable door in the existing bedroom in the garage going to the outside?**

**Mrs. Swing answered yes. There is a window that was there when we moved in on the side of the house.**

**Architect Vandal stated I may have missed that on my drawing, but there is a window.**

**Member Covelli brought up another issue. To my knowledge, under code, the garage floor has to be at a different level than living space if a vehicle was in there. I would be more comfortable granting a variance of a condition that the garage can't be occupied with a vehicle until such time as the aunt is no longer there and using a room in the back then I would putting the aunt in the garage.**

**Architect Vandal stated there is a wall in front of the garage door that would prohibit that. There is a window that I somehow missed on the plan, because we were not touching that area. Looking at the house, the window is on the right side of the house. If need be, that window can be converted into an egress window. You can make that larger. We can convert that garage window into an egress window. We already have an egress door.**

**Member Hoffman commented that a 76 year old woman who cannot walk is not going to climb out of a window. If you are going to make into anything, make it so that she can get out through a door. But I still don't like the idea of putting it in the garage anyway because the floors are sloped and it is not meant for occupation.**

**Architect Vandal questioned the applicant is the floor level?**

**Member Hoffman explained that the floor in a garage is sloped so that when you bring your car in the winter and it has snow on it, it runs out the door. That is just the way they make garages.**

**Architect Vandal, after talking to and explaining the garage floor to the applicant, commented they leveled the floor.**

**Member Hoffman commented you really did a lot of work to that garage without any permits.**

**Attorney Mondello stated the Chairman, I believe, wants to perhaps have a motion to postpone this for some reason, so you have the floor Mr. Chairman.**

**Chairman Dunning commented we have a lot of different opinions on the Board about this garage issue. Technically, you can't close up a garage. You closed it up, you built something inside, a wall to block the door off, and you did it without permits. So, no matter what happens, the building inspector is going to be now involved and he is going to have to look at what you did in that garage. If anything wasn't done by code, you have a major problem because he is going to make you bring it up to code or tear down stuff that shouldn't be there. As Member Hoffman said, the floor has a slope in it so that when you bring a car full of snow and it melts it will run out of the garage door. That is what they meant by a slope to the door.**

**Chairman Dunning continued that the other issue is this, we have major parking problems in the whole borough of Wanaque no matter where you live. You have three children within a few years are going to be driving a car. I have gone down this road when at one time I had six cars at my house and even with a garage and a space three cars wide, I still had problems. It is an issue that the borough has had in every neighborhood and we don't allow on street parking in the winter, between December and March. As your family grows, and your children start to drive, and they may have their own car, where are you going to park all these cars? The garage is a spot that the borough doesn't want to give up. When we grant variances they run normally with the life of the property, not with the applicant or the owner of the property. If we grant this variance as a permanent variance, it runs for the next three hundred years, not just with your family.**

**Attorney Mondello would differ with that. There can be a restriction in the Resolution and there can be something in the Deed that indicates when the applicant's aunt is no longer living there, that the garage returns to a garage, not a dwelling place.**

**Architect Vandal commented that if she does get a temporary variance for that, I can help her get a permit for that because that was done way before I got involved.**

**Attorney Mondello commented that, what the Chairman is suggesting is that there may be such a large list of things that have to be fixed and you will have to spend so much money, you may not want to do it. That is what the Chairman is suggesting.**

**Chairman Dunning stated once the building inspector gets involved, and he comes in and checks what you did with heat, electric, plumbing, and whatever, and there are a lot of violations, you have a major problem that may prohibit you from doing all the required things to comply to the building permits.**

**Attorney Mondello, for about the third time during this meeting, commented that you can't have these side bar conversations. We don't pick them up, it messes up the transcript or the recording. Address the Board and the Board will address you.**

**Member Levine questioned is this existing finished basement on ground level?**

**Mrs. Swing stated there are steps going down.**

**Architect Vandal answered there are two levels; there is a basement level and a garage level. There is a difference of at least 3' to 4' between both the levels. This area where the steps are is much lower than the garage level. Yes, it is below ground level.**

**Attorney Mondello questioned, what is the Board's pleasure?**

**Member Covelli answered there is a reason why Mr. Dunning is the Chairman. I think it is a good idea that we table this, give the applicant a chance to discuss this with her architect and I think the architect and the construction official need to guide her and give her guidance on what she may want or may not want to do. To the Chairman's point, she needs to determine what may be cost prohibitive and then she can come back. And if that is a motion, I just made it and Member Hoffman seconded it.**

**Attorney Mondello reaffirmed that you need to get together with the construction code official/building department and show them the garage and see if they have a punch list, or laundry list if you will, of things would need to be brought up to code. They may have one or two items that be somewhat de minimis or they could have ten items that are going to cost you \$15,000 and you may decide that you don't want to keep that garage as a dwelling space. Thank You for your patience.**

**Discussions were held about when the case should be carried.**

**Attorney Mondello commented that the matter should be carried to January and the applicant would not have to notice again. Also, the Board is supposed to resolve cases within a certain period of time so we are asking that you will grant the Board an extension so that you have more time and we have more time.**

**MOTION TO APPROVE TO CARRY THIS APPLICATION (ZBA2017-06) TO THE JANUARY 3, 2018 MEETING: made by Member Covelli, seconded by Member Hoffman. Voting yes were all members. No members opposed.  
Motion Carried**

**Application #ZBA2017-07 – Breen, Dorothy & Jose**  
**88 Grist Mill Road, Wanaque, NJ (Block 200.01/Lot 1)**

Attorney Mondello advised the Board that there is proof of publication to residents within 200' and the applicant did in fact show me an e-mail from I think the Suburban Trends. I will have the applicant give some testimony that you did, in fact, publish and that the Affidavit is on its way.

Dorothy Breen, 88 Grist Mill Road, Wanaque, NJ, is the applicant and will be testifying. Attorney Mondello swore in Mrs. Breen.

Attorney Mondello stated Mrs. Breen you should me your cell phone and in that cell phone there was an e-mail from which publication?

Mrs. Breen answered that when she called they gave her an e-mail address which was for legal publications and that is where I e-mailed to please send to Jennifer the Affidavit that it was published and that was the response I received.

Attorney Mondello commented that normally the Board can't proceed without some kind of proof of publication in the newspaper because there may be 25 people who read it and object to it, but I think in this case given the nature of this application, if the Board is so inclined to grant the relief, it would be subject to the applicant providing that Affidavit of Publication, which I saw in the e-mail that is coming within 7 to 10 days. Do you understand that?

Mrs. Breen stated that it was it said. We sent it certified mail. When I called today, they couldn't find a record of it.

Attorney Mondello stated if we don't get that Affidavit of Publication we will not be able to memorialize any relief that is granted. You have to be able to prove that you published this in the newspaper and, right now, you don't have anything.

Mrs. Breen understands.

Mrs. Breen testified that they would like to put in an inground pool. We had an above-ground pool in the same location for many years, which we did have a permit for at the time. That pool broke early this summer and we would like to replace it with an inground pool. The problem is that we live on a corner lot so we use our side yard as our back yard because there is only about 20' behind my house. This is really the only place that we would be able to put the pool.

Chairman Dunning commented you presented us with your existing survey of your property with a basic location of the pool. What is not shown on there is the existing shed. Again, it looks like it is closer than 5' to the rear or side property line, because technically you have two front yards. Do you have any sizes on that shed?

Mrs. Breen answered not with me, no.

Joseph Breen, 88 Grist Mill Road, Wanaque, NJ, will also be testifying. Attorney Mondello swore in Mrs. Breen.

Chairman Dunning stated we have a measurement of 20' from the edge of the pool to the fence. What we don't have is the size and location of the shed in regards to the fence and then the pool. As far as lot coverage, I don't think that is an issue, is it Chris? I didn't go in your yard. I rang your bell a couple of times yesterday but no one was home and I didn't know if you had a guard dog in the backyard. To me it looks like 8 x 20 just by looking at it. It is like a double side shed. That is actually going to require a variance also to make that comply with borough codes. So we need to get some information on the shed to add that into this.

Member Covelli stated and add the distance between the shed and the inground pool. Did you build that shed or was it there?

Mrs. Breen answered it is a new shed.

Engineer Nash questioned if they got a permit for the shed?

Mr. Breen answered no. I guess I didn't realize we needed one.

Attorney Mondello commented that we may take the same tack on this application as we did on the last application and push it to either December or January.

Member Covelli suggests to the applicant that since this is a vinyl moveable shed, you have an issue with the distance of this shed to your pool. We can hear your pool tonight, but you already have a problem with the shed because you don't have a permit, so you might want to deal with the Construction Department on the permit for that shed and while you are doing that, you might want to think about moving it. We can then approve your pool tonight, not address your shed since you have to go to the Construction Department to address your shed.

Attorney Mondello commented and this is what worries me. When Mrs. Breen just testified that she called the company and they had no record of the Affidavit, we start this whole thing over all again if she can't prove that there was publication in the newspaper. Chairman Dunning stated they have to come back.

Member Covelli stated she has an e-mail so can't she print it out.

Attorney Mondello stated the e-mail says we're sending you the Affidavit in 7 to 10 days, but she called up and they said we don't have any record of this Affidavit or this publication. That concerns now.

Mrs. Breen stated I used the form that I got from the Building Department and it was to an address in Butler.

Board Secretary questioned did you request it to be published on a certain date and in a certain newspaper?

Mrs. Breen answered I requested it to be published by the 20<sup>th</sup>.

Board Secretary questioned in the Suburban Trends or Herald News?

Mrs. Breen answered it said on the form Suburban Trends/Herald News.

Member Covelli commented if we approve this subject to she can then go fight with the newspaper. If she can't resolve it, yes she will have to come back, but if she can resolve, she is done here, if she takes the shed off the table. She has to deal with the shed. We don't grant building permits here.

Member Hoffman commented that we still need the dimensions between the shed and the pool.

Chairman Dunning commented I don't think they have a lot of choices where to put the shed. Would you move it up to the front of the yard on Grist Mill? We would need a variance for this because a corner property has two front yards. Technically, then you would flip the shed in the front yard and need a special variance for that. The other option is you might want to keep the shed there and push the pool forward about 5'.

Mrs. Breen is asking for a clarification on all that was discussed.

Chairman Dunning commented you have two issues: the location of the pool and the shed. If you decide that the shed can only stay where it is it, move it forward 5' to comply with the setback off the rear yard, or you can ask for a variance that you only want to be 2' off the back fence in order to keep the pool where it is. Or do you want to move the pool forward a couple of feet?

Mrs. Breen questioned if the pool can be moved forward a couple of feet and if that complies with everything else, then I will just move the shed forward and move the pool forward.

Member Covelli commented ironically the pool is not your problem, it's the shed. The shed is causing you all these issues. The ordinance says the shed has to be 5' off the property line, but if you want 2' to make this all work, then you would have a variance of where the shed is located.

Mrs. Breen stated she has no problem moving it.

Chairman Dunning commented you need to work this out between the location, the pool and the shed.

Member Hoffman commented you need to know the size of your shed in relation to the location of the pool and where it fits into your yard, and then you need to show us that with dimensions.

Chairman Dunning commented the shed was never on the drawing. We only picked that up with a site visit.

Member Covelli stated can you meet 5' in the back for the shed, 10' distance between the shed and the pool and keep the pool no further than the front of the house. Or, you could keep the shed closer to the property line and ask us for a variance.

Member Hoffman stated we still need all the dimensions before we can grant a variance. Variances are granted based on the dimensions.

Chairman Dunning stated, play it safe. Come up with a game plan that works for your piece of property; where your pool is, where your shed is and then it will be easy to deal with it.

**MOTION TO APPROVE TO CARRY THIS APPLICATION (ZBA2017-07) TO THE DECEMBER 6, 2017 MEETING:** made by Member Covelli, seconded by Member Levine. Voting yes were Chairman Dunning, Members Covelli, Hain, Hoffman, Levine and Henderson.

**Motion Carried**

**Mrs. Breen questioned if she is going to request a variance for the shed, do I have to go through all the paperwork.**

**Attorney Mondello answered no. Just get myself of Jennifer the Affidavit that you actually published.**

**Member Hoffman and Board Secretary advised the Breens they need to get all the information to the Secretary 10 days prior to the hearing date.**

**Mr. Breen questioned if he could draw the dimensions?**

**Engineer Nash answered he can draw it on there, but in my letter I am asking that a surveyor stake it out.**

**Chairman Dunning stated your fence may not be your property line. If you measure from your fence to the edge of the pool, that might not be a true measurement. A lot of fences are not on the property line. You may have a little more room. If you have a surveyor plot it all out, then you can have actual dimensions and that is really what you need because you are fighting a tight space.**

**PUBLIC DISCUSSION: None**

**RESOLUTION: Application #ZBA2017-05 – Sylvia, Ryan, Applicant  
86 Burnside Place, Haskell, NJ (Block 311/Lot 8) to construct a second floor addition onto his existing house. Applicant did provide a copy of the Property Survey, which was a condition of this approval.**

**MOTION TO MEMORIALIZE THIS RESOLUTION AS PREPARED BY BOARD ATTORNEY: made by Member Levine, seconded by Member Henderson. Voting yes were Chairman Dunning, Members Hain, Covelli, Hoffman, Levine and Henderson.  
Motion Carried**

**CORRESPONDENCE: None**

**VOUCHERS: submitted by Ronald Mondello, Esq. for Ryan Sylvia's Application in the amount of \$450 and attendance at the November 1, 2017 Meeting in the amount of \$300.**

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

**VOUCHERS:** submitted by Boswell Engineering for Agostino Properties' Application in the amount of \$198; for MKR Enterprises' Application in the amounts of \$495 and \$792; and for Ryan Sylvia's Application in the amount of \$396.

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

**MOTION TO APPROVE OCTOBER 4, 2017 MINUTES:** made by Member Covelli, seconded by Member Hain. Voting yes were Chairman Dunning, Members Covelli, Hain, Hoffman, Levine and Henderson.

**ENGINEER'S REPORT:** Robert & Evelyn Magee – Board Secretary handed out this Application to the Professionals & Board Members scheduled for the December Meeting.

**DISCUSSION:** None

**MOTION TO ADJOURN AT 9:02 PM:** Motion carried by a voice vote.

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**Jennifer A. Fiorito**  
**Board of Adjustment Secretary**