

**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 18, 2015 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, Donald Ludwig, Michael Levine, Suzanne Henderson, Attorney Ronald Mondello and Engineer Christopher Nash

**MEMBERS ABSENT:** Vice Chairman Bruce Grygus and Members Peter Hoffman and James Minogue  
(Board Secretary was advised by Member Minogue that he has moved to Ringwood and will be resigning as a Board Member)

**Application #ZBA-2015-01 – Helen Bassio, Applicant, 7 Paul Place, Haskell, NJ, Block 309, Lot 14**

Michael Walker, Esq. of Ringwood, New Jersey  
Attorney for Applicant

Attorney Mondello reviewed the application and in particular the Notice of Publication along with the Notice sent to residents within 200' and would deem the application complete. Jurisdiction is vested in the Zoning Board to hear the application.

Attorney Walker stated that the Applicant has lived in her home for over 20 years. She would like to enjoy the outdoors in the comfort of not having to worry about weather, mosquitos and bugs, etc. and would like to construct a screened in porch, with roof, on the side of her house on an existing slab.

Engineer Nash questioned the true size of the enclosure since the application and supporting documents state a 10 X 17 enclosure.

Attorney Walker requested that Mr. Albanese, a contractor, be sworn in and give testimony as to the enclosure.

Attorney Mondello swore in Robert Albanese, 3 Le Boun Boulevard, Ringwood, NJ, who prepared the drawings attached to the application and may ultimately be the contractor.

Mr. Albanese confirmed that the porch is 10 x 16 as shown on the survey/site plan. Drawing incorrectly lists the porch dimensions. Overhang is considered an architectural design. This will change the side yard proposed variance, which will now be 13 feet (not 14 feet).

Member Ludwig, referring to Engineer Nash's June 23, 2015 report, wants to note that the existing and proposed lot width is the same at 86.9 feet and that the proposed 50 feet in the letter is in error so no variance is required.

Chairman Dunning stated that the drawing shows a door on the side of the structure but no steps. Are steps going in?

Mr. Albanese stated the application would prefer a platform with two steps going down.

Let the record show there was no one from the public to come forward on this application.

**MOTION MADE BY MEMBER LUDWIG TO APPROVE THE CONSTRUCTION OF AN ENCLOSED SIDE YARD PORCH**  
**SECONDED BY MEMBER COVELLI, WITH THE FOLLOWING VARIANCES:**

**LOT AREA REQUIRED IS 10,000 SQUARE FEET AND PROPOSED IS 5,861 SQUARE FEET FOR A VARIANCE OF 4,139 SQUARE FEET;**

**LOT DEPTH REQUIRED IS 120 FEET AND PROPOSED IS 68 FEET FOR A VARIANCE OF 52 FEET;**

**FRONT YARD SETBACK REQUIRED IS 30 FEET AND PROPOSED IS 18 FEET FOR A VARIANCE OF 12 FEET;**

**SIDE YARD SETBACK REQUIRED IS 15 FEET AND PROPOSED IS 13 FEET FOR A VARIANCE OF 2 FEET; AND**

**REAR YARD SETBACK REQUIRED IS 40 FEET AND PROPOSED IS 7.17 FEET FOR A VARIANCE OF 32.83 FEET.**

**MOTION TO APPROVE APPLICATION:** made by Member Ludwig, seconded by Member Covelli. Voting yes were Chairman Dunning, Members Covelli, D'Alessio, Ludwig, Levine and Henderson. Motion Carried.

**PUBLIC DISCUSSION:** Let the record show there was no one to come forward.

**RESOLUTION:** None

**CORRESPONDENCE:** 1049 Ringwood Avenue, LLC Application

Attorney Mondello distributed the following letters to all Board Members:

- a. August 24, 2015 Letter of Charles S. Lobber, Esq. ; and
- b. September 2, 2015 Response Letter of Ronald C. Mondello, Esq.

Attorney Mondello addressed the Board about only these two letters. Apparently, Attorney Lorber took umbrage with Engineer Nash's Review Letter of August 19, 2015. From a legal perspective I agree with his letter but advised him that Engineer Nash's review letter is a guide for the Board Members to follow. After we spoke, he was somewhat contrite.

**VOUCHERS:** submitted by Ronald Mondello, Esq. for attendance at the September Meeting in the amount of \$300.

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

**VOUCHERS:** submitted by Boswell Engineering on the Bassio Application in the amount of \$380.

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

**MOTION TO APPROVE JANUARY 7, 2015 MINUTES:** made by Covelli, seconded by Member Ludwig. Voting yes were Chairman Dunning, Members Covelli, Ludwig, Levine and Henderson. Member D'Alessio abstained-not qualified.

**ENGINEER'S REPORT:** 1049 Ringwood Avenue, LLC Application

**DISCUSSION:** None

**MOTION TO ADJOURN AT 8:30PM:** Motion carried by a voice vote.

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Jennifer A. Fiorito  
Board of Adjustment Secretary