Chairman Cheskis called the meeting to order at 7:35 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

**BOARD MEMBERS PRESENT:** Chairman Cheskis; Vice Chairman Woitach; Mr. DeRochi; Mr. Fedun; Mr. Post; Mr. O’Brien; Mr. Thompson

**ALSO PRESENT:** Mr. Drollas, Jr., Board Attorney; Mr. Palmer, Zoning Officer

I. **SALUTE TO THE FLAG**

II. **RESOLUTION**

*Case BA-04-14*  
*Applicant: Nassau Racquet and Tennis Club, Inc.*  
*Block 20001 Lot 6*  
*Submission Waivers and Bulk Variance*

A motion to memorialize the resolution was made by Mr. Thompson, which was seconded by Vice Chairman Woitach. This was carried on the following roll call vote:

- **Ayes:** Cheskis, DeRochi, Post, Thompson and Woitach
- **Nays:** None

III. **EXTENSION REQUEST**

*Case BA-02-12*  
*Applicant: Lori and Gerard Hogan, III*  
*Block 24001 Lot 29.11*  
*Extension of Bulk Variance Approval*

David Schmidt, the applicant’s engineer, was sworn in.

Mr. Schmidt referenced the latest revised plan that was projected on the screen for the Board. Variances for a swimming pool and a roof over the existing patio that is attached to the house were granted in 2012. The variances required due to this project were for rear yard setback and coverage. The other variances that were granted were required due to the change in zoning from R-1 to R-5 for the existing conditions on the property. In June 2013 there was an amendment to the zoning which grandfathered this lot so the variances for the existing conditions are no longer necessary. The variances are driven because the septic is in the front yard and the house had to be setback further than required which in turn increased the size of the driveway. The driveway accounts for a large percentage of the coverage on the lot. The project was tabled for a year due to economics. The plans have been submitted to the Township for conformance review. The applicant is requesting an extension to December, 2015.

Gerard Hogan was sworn in. Mr. Hogan explained why he did not proceed with the project until now.

Chairman Cheskis opened the meeting to the public. There was no public in attendance.

A motion to approve the extension was made by Mr. DeRochi, which was seconded by Mr. Thompson. This was carried on the following roll call vote:

- **Ayes:** Cheskis, DeRochi, Fedun, Post, O’Brien, Thompson and Woitach
- **Nays:** None

IV. **MINUTES**

*January 20, 2015 – Reorganization and Regular Meeting*

A motion to approve the minutes was made by Mr. Post and seconded by Mr. Thompson. This was carried on the following roll call vote:

- **Ayes:** Cheskis, DeRochi, Fedun, Post, Thompson and Woitach
- **Nays:** None
January 20, 2015 – Closed Session

A motion to approve the minutes was made by Vice Chairman Woitach and seconded by Mr. Thompson. This was carried on the following roll call vote:
Ayes: Cheskis, DeRochi, Fedun, Post, Thompson and Woitach
Nays: None

V. OLD/NEW BUSINESS

A. Appointment of Subcommittee Member

Site Plan/Subdivision Committee (meets the 2nd Monday of each month)

Mr. DeRochi, who was appointed at the last meeting, is a member of the Planning Board. His attendance as a Zoning Board representative would constitute a quorum of the Planning Board.

Charles Post was appointed as the Zoning Board representative.

B. Adoption of Procedures, Rules and Regulations Dated 1/1/2015 and the Resolution Memorializing said Adoption

A motion to adopt the 2015 procedures, rules and regulations was made by Mr. Thompson, which was seconded by Mr. Post. This was carried on the following roll call vote:
Ayes: Cheski, DeRochi, Fedun, Post, O’Brien, Thompson and Woitach
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 7:53 p.m.