

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:37 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL**      **Members Present:** Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**Members Excused:** Fette, Corcoran, Leuthe.

**Members Absent:** None.

**Also Present:** Ursula Leo, Esq.  
Nevitt Duveneck, PE

**MINUTES:** February 28, 2013, March 28, 2013.

A motion to approve the minutes of the February 28, 2013 meeting with the noted corrections was made by Mr. Hughes. It was seconded by Mr. Luthman and passed with a roll call vote. Ayes: Hughes, Luthman, Taylor, Van Sickle, Henderson, O'Leary.

A motion to approve the minutes of the March 28, 2013 meeting with the noted corrections was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**COMPLETENESS / HEARINGS / CONCEPT:**

1.) Alptekin, Ismail    B: 6    L: 17    VAR13-3

Mr. O'Leary gave a brief history of the application and the previous application for the property. Mr. Duveneck went over his report dated September 20, 2013. He recommended the Board deem the application complete.

A motion to deem the application complete was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

Mr. Luthman asked the applicant to bring his contractor to the next hearing.

2.) DePasquale, Steven      B: 29    L: 5      VAR13-2

Mr. Duveneck went over his report dated September 9, 2013. He said he had previously done an extensive review of Mr. DePasquale's driveway permit. He said he has a lot of information on the property. Mr. Duveneck recommended the application be deemed complete.

A motion to deem the application complete with the noted waivers was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public. Mr. Mike Sylvester of 227 Beaver Run Road addressed the Board. Mr. Hughes stepped down from the Board for this matter. Mr. Sylvester handed out a packet of papers he had put together. He said he had applied for a construction permit to close in the carport on the side of his house a few years ago. He said the permit was never issued. He reapplied a year ago and the permit was denied. Mr. Sylvester said he wants to pour a slab and fix the supporting columns. Mr. Luthman said the Board cannot address this issue. Ms. Leo advised Mr. Sylvester that he will need to go back to the Construction Official to handle his concerns. The Board agreed that this matter was not in their jurisdiction. Mr. Duveneck suggested that Mr. Sylvester ask the Construction Official to cite the code that requires a variance.

With nobody else coming before the Board, Mr. O'Leary closed the meeting to the public.

Mr. Hughes returned to the Board.

**OLD BUSINESS:****NEW BUSINESS:**1.) Letter of Interest for the Board Vacancy

Mr. O'Leary read a letter of interest from Mr. Daniel Jansen.

2.) Generator for AT&T at the Sunrise House

Mr. O'Leary read an email asking if an application needs to be filed for the installation of a generator at the Sunrise House. Ms. Leo will respond to the email.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:****BILLS:** List # 9

The Board Secretary went over the bills with the Board. A motion to approve the bills as presented was made by Mr. Luthman. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Didyk, Taylor, Van Sickle, Henderson, O'Leary.

**CORRESPONDENCE:**

- 1.) From: Mr. Daniel Jansen  
Re: Interest in Land Use Board Vacancy
- 2.) From Ursula H. Leo, Esq.  
To: Mr. Brian Tipton, Esq.  
Re: Oriolo Deed
- 3.) From: Jeff Fette, Construction Official  
To: Sparta Municipal Court  
Re: State vs. Donald Oriolo
- 4.) From: Sandra Moore  
Re: Generator for AT&T at 37 Sunset Inn Rd.

**ADJOURNMENT:**

With nothing else to come before the Board, a motion to adjourn was made by Ms. Van Sickle. It was seconded by Mr. Hughes and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary