MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF AUGUST 12, 2020
Montville Municipal Building, 195 Changebridge Road
7:30PM

NOTE: No New Business to be conducted past 10:00 P.M.

STATEMENT OF COMPLIANCE
As required by the Open Public Meetings Act, adequate notice of this meeting has been provided which notice
specified the time and place of the meeting to the extent known at that time. The notice was posted on the bulletin
board at the Municipal Building, sent to the Daily Record, and the Citizen, posted on the Township’s website
calendar, and placed on file at the Township Clerk’s office. This meeting has been properly noticed to the public in
accordance with the Open Public Meetings Act.

ROLL CALL:
Richard Moore
Annabel Pierce
Deane Driscoll
Kenneth Shirkey - AE
Margaret Miller-Sanders

Shelly Lawrence
James Marinello
Ron Cain (Alt #1)
Owen Weaver (Alt #2) – AE

Planning Board Members present: John Visco & Russell Lipari

PLEDGE OF ALLEGIANCE
Swearing in of Professionals
Stan Omland, PE
John Szabo, PP

Also present: Bruce Ackerman, Esq.

OPEN PUBLIC COMMENT
The Chairman opens the session to public comment for items not listed on the agenda related to land use matters.

OLD BUSINESS
ZSPP/FD04-19 H.G. Martin – 289 Changebridge Road – B: 160.2 , L: 12 – prel/final site plan & ‘d’ and
‘c’ variances - subdivision of an existing office/warehouse building into two separate leasehold spaces, one
of the spaces to contain existing office/warehouse use and the other space to contain a Wine Outlet retail
store - I-2 Zone - retail use is not permitted - d(1) use variance relief. ‘C’ variances for parking setbacks,
lack of curbing, number of wall signs. Carried with notice from 9/4/19 & 11/6/19 – Eligible: Moorei,
Shirkey, Miller-Sanders, Lawrence, Pierceii, Cain, Marinelloiii - carried with notice from 1/16/20 – New
Notice provided June 2020.

NEW BUSINESS
**ZMSP/F/D/C09-19– Boonton Properties – 83 Boonton Ave– B: 3, L: 47.01 – 3 lot prel/final major
subdivision/D variance/ c variance – 2 single family residential lots and 1 commercial (retail/restaurant) –
variances for minimum lot width; vehicular access required on site; minimum lot area; minimum lot width
at setback line; minimum parking setback from building; curbing in parking areas/driveways; chain-link
fence in front and side yard; hanging sign

**RESCHEDULED WITH NOTICE REQUIRED TO 10/7/20
ZC09-20 – Vidovich 18 Rathbun Rd – B: 39, L: 50 – front yard and side yard setback variances for addition to single family residence - Notice Acceptable  ACT BY: 9/30/20

MINUTES
Minutes of Jul 1, 2020 - Eligible: Moore, Pierce, Driscoll, Miller-Sanders, Cain, Weaver, Marinello

INVOICES

Burgis Associates - Trust for: $150.00 (D’Agosto); $37.50 (Jennette); $412.50 (Jones)

Omland Associates - Trust for: $562.50 (Boonton Properties); $112.50 (Conturso); $225.00 (Jennette); $187.50 (Jones); $116.25 (Kekon); $750.00 (Monarch); $262.50 (Mutts on Main); $187.50 (Vidovich)

Pashman Stein - O/E for: $435.00 (May Board Business); $345.00 (June Board Business)
Trust for: $60.00 (Boonton Properties), $75.00 (Boonton Properties); $750.00 (Conturso); $30.00 (Donohue); $45.00 (Dream Home); $30.00 (H.G. Martin), $15.00 (H.G. Martin); $30.00 (Jennette), $720.00 (Jennette); $30.00 (Jones); $15.00 (McCaul); $45.00 (Mutts on Main), $360.00 (Mutts on Main); $30.00 (Pool Town); $45.00 (Vidovich)

RESOLUTIONS

OTHER BUSINESS
Planning Board Liaison report
DRC Liaison report

CORRESPONDENCE

ADJOURNMENT

\(^i\) Must certify to 11/6/19 hearing
\(^ii\) Certified to 9/4/19 hearing
\(^iii\) Certified to 9/4/19 hearing