

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF SEPTEMBER 4, 2019
Montville Municipal Building, 195 Changebridge Road
8:00PM**

NOTE: No New Business to be conducted past 10:30 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

Margaret Miller-Sanders

Shelly Lawrence

James Marinello

Ron Cain (Alt #1)

Mark Wechsler (Alt #2)

PLEDGE OF ALLEGIANCE

Swearing in of Professionals

Stanley 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

NEW BUSINESS

ZC06-19- Dealaman, Matthew & Tiffany – 7-4 Church Ln – B: 100, L: 10 – planning variance for addition to single family home. ACT BY: 11/7/19

ZSPP/FD04-19 H.G. Martin – 289 Changebridge Road – B: 160.2 , L: 12 – pre/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 impervious coverage, number of parking spaces, parking setbacks, lack of curbing, number, location, and area of wall signs, and signage extending beyond the roof of the building. ACT BY: 11/14/19

MINUTES

Minutes of August 7, 2019 Eligible: Moore, Driscoll, Miller-Sanders, Lawrence, Cain, Wechsler, Marinello

INVOICES

Burgis Associates – Trust for: \$300 (Greeley); \$600.00 (KeKon); \$150.00 (Mutts on Main); \$37.50 (Stonybrook Boutiques); \$187.50 (Tommaso Brothers)

Dorsey & Semrau – Trust for: \$390.00 (Youssef)

Omland Associates – Trust for: \$262.50 (Dealaman); \$337.50 (HG Martin); \$262.50 (Maczuga): \$337.50 (Youseff)

RESOLUTIONS

ZSPP/F/D/C/ZSOIL17-18 - Tommaso Brothers Assets LLC - 44 Stiles Lane– B: 149.04, L: 4.01 – preliminary/final site plan/conditional use/c variance/design exception/soil movement for commercial with residential above – Approved – Eligible: Moore, Driscoll, Miller-Sanders, Cain, Wechsler, Marinello

OTHER BUSINESS

Planning Board Liaison report
DRC Liaison report

CORRESPONDENCE

ZEXT07-19 Senatore, Bruce – 17 Upper Mountain Ave – B: 79; L: 8 – Request for extension of approvals until February 2, 2020 (18 months from 8/2/18)

ADJOURNMENT