

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF NOVEMBER 6, 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 - AE

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

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, parking setbacks, lack of curbing, number, location, and area of wall signs, and signage extending beyond the roof of the building. Carried with notice from 9/4/19 & 10/2/19 – Eligible: Moore, Shirkey, Miller-Sanders, Lawrence, Pierceⁱ, Cain, Wechsler, Driscoll, Marinelloⁱⁱ

ACT BY: 11/30/19

NEW BUSINESS

****ZC08-19- Abbattista** – 4 Glenview Rd – B: 31.1, L: 2 – R-27A Zone (CWR District) – 2 side yard setback variances for addition to single family residence – Notice Acceptable ACT BY: 1/29/20

** CARRIED WITH NOTICE PRESERVED TO 12/4/19

MINUTES

Minutes of October 2, 2019 Eligible: Shirkey, Driscoll, Moore, Miller-Sanders, Pierce, Lawrence, Cain, Wechsler, Marinello

INVOICES

Burgis Associates – Trust for: \$562.50 (Abbattista); \$675.00 (Greene); \$150.00 (Senatore); \$787.50 (Tommaso)

Omland Associates – Trust for: \$450.00 (Abbattista); \$75.00 (Dealaman); \$562.50 (H.G. Martin)

Pashman Stein – Trust for: \$555.00 (Dealaman); \$660.00 (H.G. Martin); \$135.00 (Merko); \$120.00 (Senatore)

RESOLUTIONS

ZMN/D01-19-07-19 Kekon Realty Amended– 65 Route 46 – B: 184, L: 2 – 65 Route 46 – B: 184, L: 2 – minor subdivision – Approved – Eligible: Shirkey, Driscoll, Moore, Miller-Sanders, Pierce, Lawrence, Marinello

OTHER BUSINESS

Planning Board Liaison report

DRC Liaison report

Discussion re: 2019 Draft Annual Report

Discuss re: Bylaws

Renewal discussion (Moore & Wechsler)

2020 Tentative Board of Adjustment Meeting Date Schedule

1st Wednesday of every month at 8:00PM

**January 16, 2020	August 5, 2020
February 5, 2020	September 2, 2020
March 4, 2020	October 7, 2020
*March 19, 2020 (Thursday)	November 4, 2020
April 1, 2020	*November 19, 2020 (Thursday)
May 6, 2020	December 2, 2020
June 3, 2020	January 6, 2021
*June 18, 2020 (Thursday)	
July 1, 2020	

*additional meeting if needed to accommodate any back load of residential applications

** changed due to holiday

CORRESPONDENCE

ADJOURNMENT

ⁱ Must certify to 9/4/19 hearing

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