

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF APRIL 20, 2023  
7:30pm  
IN PERSON**

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

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 - AE  
Ray Giordano  
Margaret Miller-Sanders

Ron Cain  
James Marinello  
Jake Kovalcik (Alt #1)  
Victor Canning (Alt #2) - AE

**PLEDGE OF ALLEGIANCE**

Swearing in of Professionals

Jamie Giurintano, PE  
John Szabo, PP

Also present: Kelly Carey, Esq. & Peter King, Esq.

**OPEN PUBLIC COMMENT**

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

**NEW BUSINESS**

**ZC/ZSOIL13-22– Stager** – 17 Glenview Rd – B: 31, L: 13.01 – variances for side setback and slopes –  
Notice Acceptable ACT BY: 6/21/23

**OLD BUSINESS**

**ZSPP/FDC/ZSOIL02-22 – Diversified Properties (55+)** – 259 Main Rd (245 Rt. 202; 263 Rt. 202; Daldunn (Rear); River Rd; 6 Daldunn; 4 Daldunn; 12 River Rd) – B: 59, L: 13, 15, 17, 18, 19, 20, 22 - preliminary and final site plan approval, as well as 'd'(1), 'd'(6), and 'c' variance relief 266-unit age-restricted residential community consisting of both apartments and townhouses- Carried with notice from 10/20/22, 11/17/22, 2/1/23 - Eligible: Moore<sup>i</sup>, Pierce<sup>ii</sup>, Driscoll<sup>iii</sup>, Miller-Sanders, Cain, Giordano, Kovalcik<sup>iv</sup>, Marinello<sup>v</sup>  
ACT BY: 5/31/2023

**RESOLUTIONS**

**ZA01-23 - Peerless Coatings, LLC** - 2 Como Court – B: 41, L: 1.4 - Appeal of Zoning Officer's decision – Decision overturned use determined to be permitted – Eligible: Pierce, Giordano, Miller-Sanders, Cain, Kovalcik, Marinello

**MINUTES**

Minutes of 3/1/23 Eligible: Pierce, Giordano, Miller-Sanders, Cain, Kovalcik, Marinello

## INVOICES

**Carroll – Trust for:** \$120.00 (Diversified 55+), \$800.00 (Diversified 55+)

**Bowman – O/E for:** \$1,000.00 (Monarch Litigation), \$880.00 (Monarch Litigation) **Trust for:** \$283.00 (Gupta & Patel), \$240.00 (Jusino), \$184.50 (Muller), \$240.00 (Newmark), \$240.00 (Senatore), \$520.00 (Stager), \$793.50 (Wallizadeh), \$320.00 (Abduramani), \$184.50 (Dauch), \$880.00 (Diversified 55+), \$960.00 (LaScala), \$366.00 (Muller), \$550.50 (Patel, Ambar), \$160.00 (Senatore), \$264.50 (Stager), \$181.50 (Wallizadeh), \$160.00 (Abduramani), \$550.50 (Bain), \$80.00 (Boonton Properties), \$424.50 (Dauch), \$720.00 (Diversified 55+), \$193.75 (Muller), \$141.50 (Senatore),

**Burgis – O/E for:** \$680.00 (Monarch Lit.), \$360.00 (Bd Business Jan 2023), \$3,040.00 (Monarch Lit. Feb. 2023) **Trust for:** \$360.00 (Gupta & Patel), \$80.00 (Jusino), \$680.00 (Kucko), \$240.00 (Newmark), \$80.00 (Patel, Ambar) \$560.00 (Senatore), \$560.00 (Stager), \$240.00 (Gupta & Patel), \$1,640.00 (Jusino), \$280.00 (Newmark), \$120.00 (Peerless), \$280.00 (Senatore), \$480.00 (Stager), \$80.00 (Wallizadeh), \$240.00 (Dauch), \$1,200.00 (Diversified 55+), \$720.00 (LaScala), \$40.00 (LaScala), \$280.00 (Muller), \$280.00 (Patel, Ambar), \$240.00 (Peerless), \$80.00 (Stager), \$240.00 (Wallizadeh),

**Pashman – O/E for:** \$2,752.00 (Monarch Lit. Jan., 2023), \$32.00 (Bd. Business Jan. 2023), **Trust for:** \$784.00 (Newmark), \$704.00 (Senatore), \$720.00 (Jusino), \$896.00 (Patel, Ambar), \$640.00 (Muller)

**Suburban – Trust for:** \$539.00 (Diversified 55+)

## CORRESPONDENCE

## OTHER BUSINESS

## ADJOURNMENT

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<sup>i</sup> Certified to 3/1/23

<sup>ii</sup> Certified to 10/20/22 hearing

<sup>iii</sup> Needs to certify to 2/1/23 & 3/1/23 hearings; Certified to 10/20/22 hearing

<sup>iv</sup> Certified to end of 1/1/23 & 3/1/23 hearing

<sup>v</sup> Certified to 10/20/22 hearing