

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF FEBRUARY 3, 2021  
Montville Municipal Building, 195 Changebridge Road  
VIRTUAL VIA WEBEX  
7:30PM**

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

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=ma4cb88e118dd08c6f12e03d1bf006e24>

Meeting number: 132 521 4085

Password: ynKkrWA3N25 (96557923 from phones and video systems)

Join by phone 1-415-655-0001 US Toll Access code: 132 521 4085

Meeting materials will be posted online and can be obtained via:

<https://drive.google.com/drive/folders/1BOqRCbGv-KRkpduSjpmnq5Cur6GID3RJ?usp=sharing>

### **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

Ron Cain

James Marinello

Owen Weaver (Alt #1)

Ray Giordano (Alt #2)

### **PLEDGE OF ALLEGIANCE**

Swearing in of Professionals

Stan Omland, PE

Tom Behrens, 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**

**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 from 8/12/20 – Carried with notice from 10/7/20 – Eligible: Moore, Driscoll<sup>1</sup>, Shirkey<sup>2</sup>, Miller-Sanders, Pierce, Cain, Weaver, Marinello

ACT BY: 2/28/20

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<sup>1</sup> Must certify to 10/7/20 hearing

<sup>2</sup> Must certify to 10/7/20 hearing

## **NEW BUSINESS**

**\*\*ZMS/D/C15-20 - Lakeland Bank** - 166 Changebridge Road – B: 139.03, L: 7.02 – minor site plan  
with variance for generator in the front yard ACT BY: 5/31/2021

**\*\* Applicant requests to be carried with newspaper notice preserved and 200' notice required to May 7, 2021**

## **MINUTES**

Minutes of January 20, 2021: Pierce, Driscoll, Shirkey, Miller-Sanders, Cain, Weaver, Marinello

## **INVOICES**

**Burgis Associates - Trust for:** \$ 75.00 ( Augustus Automotive); \$1,012.50 (Boonton Properties); \$150.00 (Dream Home); \$637.50 (H.G. Martin); \$412.50 (MDP); \$2,212.50 (Monarch); \$637.50 (Monarch); \$487.50 (Mutts on Main); \$337.50 (Pool Town)

**Pashman Stein PC - Trust for:** \$ 60.00 ( Augustus Automotive); \$120.00 (Boonton Properties); \$30.00 (Boonton Properties); \$630.00 (Dream Home); \$45.00 (Dream Home); \$240.00 (H.G. Martin); \$1,050.00 (MDP); \$675.00 (Monarch); \$45.00 (Monarch); \$1,815.00 (Mutts on Main); \$30.00 (Mutts on Main); \$765.00 (Pool Town)

## **RESOLUTIONS**

## **OTHER BUSINESS**

## **CORRESPONDENCE**

## **ADJOURNMENT**