

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF JUNE 3, 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	Shelly Lawrence
Annabel Pierce	James Marinello
Deane Driscoll	Ron Cain (Alt #1)
Kenneth Shirkey	Owen Weaver (Alt #2)
Margaret Miller-Sanders	

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 – 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 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
ACT BY: 7/30/2020

****CARRIED WITH NEW NOTICE REQUIRED TO 7/1/20**

NEW BUSINESS

ZC02-20– Conturso – 13 Roome Road – B: 108, L: 7 – front setback/side setbacks & sides combined variance for addition to single family home –notice acceptable ACT BY: 7/2/20

ZC13-19–Jennette, Franca – 6 Montville Ave– B: 51.2, L: 3 – front setback variances for addition to single family residence ACT BY: 7/18/20

ZSPP/FDC/ZSOIL16-18-04-20 Mutts on Main Amended 2020 – 235 Main Rd – B: 59 , L: 11 – amended pre/final site plan with D & C variances and soil movement for kennel use.
ACT BY: 7/24/20

MINUTES

Minutes of March 4, 2020 - Eligible: Moore; Pierce; Driscoll; Shirkey ; Miller-Sanders; Cain ; Weaver; Marinello

INVOICES

Dorsey & Semrau – Trust for: \$688.50 (Tommaso); \$351.90 (Tommaso)

Burgis Associates – Trust for: \$37.50 (Kekon 2nd Amendment); \$487.50 (DeZao); \$600 (Conturso); \$525 (Jeannette); \$375 (Kekon); \$562.50 (Pool Town); \$300 (Restino); \$675 (Tommaso)

Omland Associates – Trust for: \$787.50 (Boonton Properties); \$637.50 (Conturso); \$337.50 (D'Agosto); \$262.50 (DeZao); \$675 (Jeannette); \$487.50 (McCaul); \$412.50 (Mutts on Main); \$375 (Pool town); \$450 (Restino); \$1,462.50 (Kekon)

Pashman Stein – O/E for: \$1,170 (Jan 2020); \$150 (Feb 2020) \$105 (Mar 2020); Trust for: \$600 (Restino); \$15 (DeZao); \$15 (Jeannette); \$15 (D'Agosto); \$990 (Kekon); \$30 (Mutts on Main); \$75 (KeKon); \$15 (HG Martin); \$30 (Restino); \$30 (D'Agosto)\$30 (Jeannette); \$15 (Conturso); \$15 (Pool Town); \$30 (Boonton Properties)

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