

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF JUNE 5, 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 - AE

Kenneth Shirkey

Margaret Miller-Sanders

Shelly Lawrence

James Marinello

Ron Cain (Alt #1)

Mark Wechsler (Alt #2)

**PLEDGE OF ALLEGIANCE**

**CLOSED SESSION**

Personnel

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/FDC/ZSOIL16-18 Mutts on Main** – 235 Main Rd – B: 59, L: 11 – prel/final site plan/use variance/soil movement/c variances for demolition and reconstruction of kennel and associated upgrades to the site- Carried with notice from 5/1/19 – Eligible: Miller-Sanders, Moore,<sup>i</sup> Driscoll, Shirkey, Pierce<sup>ii</sup>, Lawrence, Cain, Wechsler<sup>iii</sup>, Marinello  
ACT BY: 7/16/19

**NEW BUSINESS**

**ZMN/D01-19 Kekon Realty** – 65 Route 46 – B: 184, L: 2 – minor subdivision/expansion of existing non-conforming use/more than 1 principal structure on a lot – Notice Acceptable  
ACT BY: 8/8/19

**MINUTES**

Minutes of May 1, 2019 Eligible: Miller-Sanders, Driscoll, Shirkey, Lawrence, Cain, Marinello

## **INVOICES**

Pashman Stein – O/E for: \$240; Trust for: \$240 (AMJM 2018); \$1,185 (Greene/Farharney); \$75 (Kekon); \$75 (Tillyros); \$120 (Youssef)

Burgis Associates – Trust for: \$862.50 (Greene/Faharney); \$562.50 (Arakelian); \$487.50 (Dostal); \$450 (Royce); \$412.50 (Tommaso)

Omland Associates – Trust for: \$112.50 (Arakelian); a4787.50 (AMJM 2018); \$225 (Dostal); \$487.60 (Mutts on Main); \$112 (Royce); \$75 (Tommaso); \$825 (Youssef); \$150 (Arakelian); \$337.50 (Kekon)

## **RESOLUTIONS**

**ZC02-19– Arakelian, Karen** – 24 Turkey Hill Rd – B: 4, L: 9 – front setback of 38.83' & 40' where 50' is required; side setback of 8' where 25' required; combined sides of 33.9' where 35' required – addition to single family home – Approved – Eligible: Miller-Sanders, Driscoll, Shirkey, Lawrence, Cain, Marinello

## **OTHER BUSINESS**

Planning Board Liaison report  
DRC Liaison report

## **CORRESPONDENCE**

AMJM Escrow agreement

## **ADJOURNMENT**

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<sup>i</sup> Must certify to 5/1/19 hearing

<sup>ii</sup> Must certify to 5/1/19 hearing

<sup>iii</sup> Must certify to 5/1/19 hearing