

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF JULY 1, 2020
VIRTUAL THROUGH WEBEX
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 – New Notice provided June 2020.

ACT BY: 8/31/2020

****CARRIED WITH NOTICE TO 8/12/20**

NEW BUSINESS

****ZC03-20– Pool Town, LLC** (Ref: Newton Kirk) – 8 South Rd – B: 27, L: 1 – impervious coverage for pool - Notice Acceptable ACT BY: 8/31/20

****CARRIED WITH NOTICE TO 8/5/20**

****ZC11-19– D’Agosto** – 9 Highland Ave – B: 47, L: 5 – front and side setbacks and impervious coverage (45.8% existing; 45% proposed) for 2nd floor addition to single family home ACT BY: 8/31/20

**** RESCHEDULED TO 8/5/20 WITH NOTICE REQUIRED**

ZC07-20– Dream Home Group – 190 Pine Brook Rd– B: 122, L: 12 – front yard setback for addition to single family home – Notice Acceptable
ACT BY: 9/5/20

MINUTES

Minutes of June 3, 2020 - Eligible: Moore, Miller-Sanders, Shirkey, Driscoll, Lawrence, Pierce, Cain, Weaver, Marinello

INVOICES

Burgis Associates - Trust for: \$1,087.50 (Boonton Properties); \$412.50 (Boonton Properties); \$225.00 (Conturso); \$375.00 (D'Agosto); \$75.00 (D'Agosto); \$900.00 (Dream Home); \$375.00 Jennette); \$112.50 (Kekon 2nd); \$750.00 (H.G. Martin); \$375.00 (McCaul); \$2,437.50 (Monarch); \$675.00 (Mutts on Main); \$337.50 (Restino)

Omland Associates - Trust for: \$187.50 (Dream Home); \$412.50 (H.G. Martin); \$2,662.50 Monarch)

Pashman Stein – O/E for: \$510.00 (April Board Business) Trust for: \$30.00 (Dream Home); \$45.00 (H.G. Martin); \$15.00 (McCaul); \$75.00 (Monarch); \$45.00 (Restino); \$742.50 (Youssef)

RESOLUTIONS

ZC02-20– Conturso – 13 Roome Road – B: 108, L: 7 – front setback/side setbacks & sides combined variance for addition to single family home – Approved – Eligible: Moore, Pierce, Driscoll, Shirkey, Miller-Sanders, Lawrence, Marinello

ZC13-19–Jennette, Franca – 6 Montville Ave– B: 51.2, L: 3 – front setback variances for addition to single family residence – Approved – Eligible: Moore, Pierce, Driscoll, Shirkey, Miller-Sanders, Lawrence, Marinello

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