

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF AUGUST 7, 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	Shelly Lawrence
Annabel Pierce	James Marinello
Deane Driscoll	Ron Cain (Alt #1)
Kenneth Shirkey - AE	Mark Wechsler (Alt #2)
Margaret Miller-Sanders	

PLEDGE OF ALLEGIANCE

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 – pre/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,ⁱ Driscoll, Shirkey, Pierceⁱⁱ, Lawrence, Cain, Wechslerⁱⁱⁱ, Marinello
ACT BY: 8/31/19

****APPLICANT REQUESTS TO BE DISMISSED WITHOUT PREJUDICE**

NEW BUSINESS

ZSPP/F/D/C/ZSOIL17-18 - Tommaso Brothers Assets LLC - 44 Stiles Lane– B: 149.04, L: 4.01 – preliminary/final site plan/conditional use/c variance/design exception/soil movement for commercial with residential above - Notice Acceptable
ACT BY: 10/1/19

MINUTES

Minutes of June 20, 2019 Eligible: Moore, Shirkey, Miller-Sanders, Lawrence, Cain, Wechsler, Marinello

INVOICES

Burgis –Trust for: \$300.00 (Arakelian); \$337.50 (Arakelian); \$300.00 (Greeley) \$300.00 (Greeley); \$375.00 (Fahrney-Greene); \$1,237.50 (H.G.Martin); \$150.00 (H.G. Martin); \$225.00 (KeKon); \$375.00 (KeKon); \$825.00 (Mutts on Main); \$600.00 (Mutts on Main); \$525.00 (Mutts on Main); \$637.50 (Tomasso Bros.); \$412.50 (Youssef)

Dorsey & Semrau – Trust for: \$150.00 (Morris Animal Inn); \$405.00 (Youseff)

Omland Associates – Trust for: \$112.50 (Arakelian); \$112.50 (Greeley), \$225.00 (Greeley); \$337.50 (H.G.Martin); \$75.00 (KeKon), \$300.00 (KeKon); \$187.50 (Mercedes); \$300.00 (Mutts on Main) \$412.50 (Mutts on Main); \$487.50 (Tommaso); \$75.00 (Youseff)

Pashman Stein – O/E for: \$150.00 (Board Business May 2019); \$195.00 (Board Business June 2019); \$15.00 (Avalon Bay Lit May 2019) **Trust for:** \$75.00 (AMJM); \$300 (AMJM); \$885.00 (Arakelian); \$630.00 (Greeley); \$135.00 (KeKon); \$465.00 (KeKon); \$15.00 (Mercedes); \$600.00 (Mutts on Main), \$45.00 (Mutts on Main);

RESOLUTIONS

ZC/ZSOIL03-19– Greeley, Michael – 6 Lancaster Ave – B: 149.5, L: 1 –front and rear setback variances for an addition to a single family residence. Approved – Eligible: Moore, Shirkey, Miller-Sanders, Lawrence, Cain, Wechsler, Marinello

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 – Denied – Eligible: Lawrence Wechsler, Marinello

OTHER BUSINESS

Planning Board Liaison report
DRC Liaison report

CORRESPONDENCE

ADJOURNMENT

ⁱ Must certify to 5/1/19 hearing

ⁱⁱ Must certify to 5/1/19 hearing

ⁱⁱⁱ Must certify to 5/1/19 hearing