

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF AUGUST 12, 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 - AE	Owen Weaver (Alt #2) – AE
Margaret Miller-Sanders	

Planning Board Members present: John Visco & Russell Lipari

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

NEW BUSINESS

****ZMSP/F/D/C09-19– Boonton Properties** – 83 Boonton Ave– B: 3, L: 47.01 – 3 lot pre/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 ACT BY: 10/8/20

****RESCHEDULED WITH NOTICE REQUIRED TO 10/7/20**

ZC09-20– Vidovich 18 Rathbun Rd – B: 39, L: 50 – front yard and side yard setback variances for addition to single family residence - Notice Acceptable
ACT BY: 9/30/20

MINUTES

Minutes of Jul 1, 2020 - Eligible: Moore, Pierce, Driscoll, Miller-Sanders, Cain, Weaver, Marinello

INVOICES

Burgis Associates - Trust for: \$150.00 (D'Agosto); \$37.50 (Jennette); \$412.50 (Jones)

Omland Associates - Trust for: \$562.50 (Boonton Properties); \$112.50 (Conturso); \$225.00 (Jennette); \$187.50 (Jones); \$116.25 (Kekon); \$750.00 (Monarch); \$262.50 (Mutts on Main); \$187.50 (Vidovich)

Pashman Stein - O/E for: \$435.00 (May Board Business); \$345.00 (June Board Business)
Trust for: \$60.00 (Boonton Properties), \$75.00 (Boonton Properties); \$750.00 (Conturso); \$30.00 (Donohue); \$45.00 (Dream Home); \$30.00 (H.G. Martin), \$15.00 (H.G. Martin); \$30.00 (Jennette), \$720.00 (Jennette); \$30.00 (Jones); \$15.00 (McCaul); \$45.00 (Mutts on Main), \$360.00 (Mutts on Main); \$30.00 (Pool Town); \$45.00 (Vidovich)

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