

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF October 4, 2023  
7:30pm  
IN PERSON**

**NOTE: No New Business to be conducted past 10:00 P.M.**

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  
Annabel Pierce  
Jake Kovalcik  
Ray Giordano  
Margaret Miller-Sanders

Ron Cain  
James Marinello, Chairman  
Victor Canning (Alt #1)  
Larry Lomrantz (Alt #2)

**PLEDGE OF ALLEGIANCE**

Swearing in of Professionals

Jamie Giurintano, PE  
Tom Behrens, PP

Also present: Kelly Carey, 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**

**RESOLUTIONS**

**ZSPP/FDC/ZSOIL02-22 – Diversified Properties (55+)** – 259 Main Rd (245 Rt. 202; 263 Rt. 202; Daldunn (Rear); River Rd; 6 Daldunn; 4 Daldunn; 12 River Rd) – B: 59, L: 13, 15, 17, 18, 19, 20, 22 - preliminary and final site plan approval, as well as 'd'(1), 'd'(6), and 'c' variance relief 266-unit age-restricted residential community consisting of both apartments and townhouses- Approved - Eligible: Moore, Miller-Sanders, Cain, Giordano, Kovalcik

**NEW BUSINESS**

**ZC08-23– Teresa, Michele** – 50 Bellows Lane – B: 41, L: 11 – side setback variance for addition to single family home and a planning variance for unimproved/unapproved road frontage - Notice Acceptable  
ACT BY: 12/21/23

**ZC04-22 – Desir & Polyuko** – 7 Cedar Rd – B: 82.05, L: 90 – variances for front yard setbacks, side setback and retaining wall height for improvements to existing single family home. Notice Acceptable  
ACT BY: 1/3/24

**MINUTES**

Minutes of September 6, 2023 – Eligible: Moore, Pierce, Miller-Sanders, Cain, Giordano, Kovalcik, Marinello

**INVOICES**

**Bowman – Trust for:** \$280.00 (Bain), \$240.00 (Kucko)

**Carroll – Trust for:** \$2,240.00 (Diversified 55+)

**Colliers – Trust for:** \$625.00 (Teresa), \$480.00 (Stager), \$320.00 (Patel), \$675.00 (Patel, Ambar), \$80.00 (LaScala), \$440.00 (Jusino/Kotbi), \$740.00 (Gupta & Patel), \$1,680.00 (Diversified 55+), \$680.00 (Desir & Polyuko), \$690.00 (Dauch), \$755.00 (Crimi)

**Suburban – Trust for:** \$324.00 (Diversified 55+)

## **CORRESPONDENCE**

## **OTHER BUSINESS**

## **CLOSED SESSION**

Discussion re: pending litigation

## **ADJOURNMENT**