

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MINUTES OF APRIL 3 2019
Montville Municipal Building, 195 Changebridge Road
8:00 PM**

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 - Present

Annabel Pierce – Absent

Deane Driscoll - Present

Kenneth Shirkey - Present

Margaret Miller-Sanders - Present

Shelly Lawrence – AE

James Marinello - AE

Ron Cain, Rd. (Alt #1) - Present

Mark Wechsler (Alt #2) - Present

PLEDGE OF ALLEGIANCE

Swearing in of Professionals

Stanley Omland, PE – AE

John Szabo, PP– Present

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.

None.

OLD BUSINESS

None

NEW BUSINESS

ZC19-18– Greene & Fahrney – 17 Morris Ave – B: 49, L: 8 – variances for building and impervious coverage and setbacks for an addition to a single-family home. Notice Acceptable

ACT BY: 5/22/199

Present on behalf of the applicant – Scott Fahrney & Andrea Greene, applicants; Bob Papazian, AIA

Scott Fahrney, applicant – sworn

Andrea Greene, Applicant – sworn

Bob Papazian, AIA – sworn

Mr. Fahrney – Looking to add onto our existing home. Requesting variances for building coverage; impervious coverage; and setbacks. Looking to have a full 2nd floor instead of a ½ story and add out a little.

Mr. Papazian, AIA -

Reviewed credentials for the Board. The proposed addition is in the rear yard. 2 story addition. Trying to leave the front roof structure intact. Lot size on the plan should be revised from a 3 to a 5. Side setback variance condition to be maintained same as current non-conformity. Does not meet combined side yards as exists and remains

unchanged. Additional 9% of building coverage proposed, requiring a variance. Impervious coverage of 40% where 33% exists and 35% is allowed. Removing some patio to help reduce impervious coverage.

Mr. Fahrney - 4 trees need to be removed in order to construct the addition. 3 are to be replanted. Large oak will remain but trimmed back. Mr. Papazian – The addition will fit in with the neighborhood, not an excessive addition. Ms. Greene – Trying to bring our house in line with the other homes in the community. Mr. Fahrney - Benefit to the neighborhood. Keeping the design in line with the neighborhood. No impairment to the master plan. The lot is narrow and undersized for the zone. Attempted to purchase adjoining property but could not purchase. First attempt made to prior owner, who would not sell for the value. Second attempt to current owner next door, who would not sell and wants to use that land for a pool.

Mr. Szabo – Do you know if other homes in the neighborhood that have similar building coverages, setbacks, etc. The typos on the plans need to be updated. Mr. Fahrney – There are 3 or 4 homes in the area that have 26.5% and 30.7% building coverage. There are at least 5 homes over 3,000 s.f. in the area. We are asking for 2,600 +/- s.f. of living space. There are no windows proposed on the closest neighbors' side of the house.

Exhibit A1 – 9 separate property tax records to show coverages in area.

Mr. Shirkey – Could you remove the paver walkway to decrease impervious coverage. Mr. Fahrney – I would be willing to remove the paver walkway on the south side of the home to be cut off by the rail road ties. That would reduce the impervious coverage by approximately 95-100 s.f. as that area is approximately 20' by 5.5'. Mr. Shirkey – Any a/c units should be located in the rear yard only. Replacement of 3 trees. Dry well to be installed due to additional impervious coverage.

Open to the public – none - closed

Motion to approve the application, the applicant attempted to purchase land, benefits substantially outweigh detriments, subject to a/c units to be in the rear yard only; dry well to be installed per the board engineer's review; replacement of the 3 pine trees somewhere on the lot with arborvitae or something of the sort, all typos in the plans to be revised and submitted; prior to framing an as-built survey of foundation to be provided to Land Use, Construction Official, and Board Engineer; reduce impervious coverage to be approved by 100 square feet for removal of 100 s.f. of the paver walkway on the south side of the house, made by: Mr. Shirkey; Second by: Mr. Moore; Roll call: Yes -Moore, Miller-Sanders, Driscoll, Shirkey, Cain, Wechsler

MINUTES

Minutes of March 6, 2019 Eligible: Moore, Miller-Sanders, Driscoll, Shirkey, Pierce, Cain, Wechsler, Marinello

Motion to adopt made by: Mr. Moore; Second by: Mr. Shirkey; Roll call: Yes – Moore, Miller-Sanders, Driscoll, Shirkey, Cain, Wechsler

INVOICES

Burgis – Trust for: \$75.00 (Cleffi); \$337.50 (Cleffi); \$487.50 (Dostal); \$750.00 (KeKon); \$187.50 (Tillyros)

Omland – Trust for: \$193.75 (AMJM); \$112.50 (Dostal); \$412.50 (KeKon); \$150.00 (Royce); \$187.50 (Tillyros)

Pashman - O/E: \$195 (Board Business Jan 2019) Trust for: \$870.00 (Cleffi)

Motion to approve made by: Mr. Shirkey; Second by: Mr. Moore; Roll call: Unanimous

RESOLUTIONS

ZC18-18– Royce, Joseph – 46A Taylortown Road – B: 15.02, L: 16 – C variance for pillar height; gate height and fence height – Approved – Eligible: Moore, Miller-Sanders, Driscoll, Cain, Shirkey, Wechsler

Motion to approve made by: Mr. Moore; Second by: Ms. Miller-Sanders; Roll call: Yes- Moore, Miller-Sanders, Driscoll, Cain, Shirkey, Wechsler

ZC21-18– Dostal, Bruce – 33 Forest Pl – B: 109, L: 29- variance for pool/pool equipment in front yard – Approved – Eligible: Moore, Miller-Sanders, Driscoll, Shirkey, Pierce, Cain, Wechsler, Marinello

Motion to approve made by: Ms. Miller-Sanders; Second by: Mr. Moore; Roll call: Yes- Moore, Miller-Sanders, Driscoll, Shirkey, Cain, Wechsler

OTHER BUSINESS

Planning Board Secretary Report – Masterplan Subcommittee meeting 4/25/19 at 6 pm.

DRC Liaison report – no report

CORRESPONDENCE

None.

Respectfully submitted,

Jane Mowles, Secretary.

Certified true copy of minutes adopted at Zoning Board meeting of May 1, 2019.