

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF FEBRUARY 3, 2016
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 - AE

Annabel Pierce

Deane Driscoll

Kenneth Shirkey

Margaret Miller-Sanders

Kurt Dinkelmeyer

James Marinello

Shelly Lawrence (Alt #1)

Ron Soussa (Alt #2)

PLEDGE OF ALLEGIANCE

Swearing in of Professionals

Stanley Omland, PE

Joseph Burgis, 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

ZSPPP/FDC/ZMSP/F12-15/ZSOIL13-15 Towaco Station (Shops on Main II)-652 & 662 Main Rd - B. 40 L. 48 – prelim/final site plan/ prelim/final major subdivision; 'D' and 'C' variance relief, for two adjoining lots located on Route 202/Main Road for mixed use building and 23 Townhome units - 'D'(1) variance for the proposed townhouse use (not permitted), 'D'(6) variance for the proposed height of the townhouse buildings by more than 10% (27.87-30.66' where 25' allowed); 'C' variances for impervious coverage (61.6% proposed where 50% allowed), lack of public open space, number of parking spaces (21 proposed/22 required), location of vehicular access on same lot, setback of entryway steps (6' required/0' proposed), setback of institutional sign (10' proposed/15' required) and number of wall signs per tenant (2 proposed/1 allowed). – carried with notice from 8/5/15 – new notice acceptable for 10/7/15 – carried with notice to 12/2/15, carried with new notice required to 2/3/16- new notice acceptable – Eligible: Driscollⁱ, Shirkeyⁱⁱ, Miller-Sandersⁱⁱⁱ, Dinkelmeyer, Pierce^{iv}, Lawrence, Soussa^v, Marinello

ACT BY: 2/5/16

NEW BUSINESS

ZC16-15 – Masella, Lindsay & Michael – 36 Windsor Dr – B: 163, L: 42 – front setback of 41.7' where 45 required; side setback of 13.7' where 15 required; combined sides 33.6' where 35' required for addition to single family home. Notice Acceptable

ACT BY: 3/16/16

MINUTES

Minutes of January 6, 2016 Eligible: Moore, Pierce, Driscoll, Shirkey, Miller-Sanders, Dinkelmeyer, Soussa, Marinello

INVOICES

Bowman Consulting (Omland) – Trust for: \$472.50 (DiCarlo); \$877.50 (Towaco Station); \$540 (Montville Manor); \$337.50 (Merko); \$236.25 (JLJ&J); \$33.75 (12 Main Rd);

Ferriero Engineering – Trust for: \$135 (Avalon Bay)

Burgis Associates – Trust for: \$337.50 (Masella); \$337.50 (Montville Manor); \$540 (In Creations); \$978.75 (AMJM); \$761.25 (Avalon Bay); \$491.25 (Leone); \$573.75 (Montville Manor); \$573.75 (Morris Animal Inn); \$1,213.75 (Towaco Station); \$337.50 (Velez); \$202.50 (Velez); \$405 (Velez)

RESOLUTIONS

OTHER BUSINESS

Planning Board Liaison report (Driscoll)

Design Review Committee Liaison report (Pierce, Soussa, Lawrence)

CORRESPONDENCE

ZC26-15 DiCarlo-Zicarelli/Pierro 174 Pine Brook Rd. –withdrawn without prejudice

ADJOURNMENT

ⁱ Certified to 8/5/15 hearing

ⁱⁱ Certified to 8/5/15 hearing

ⁱⁱⁱ Certified to 10/7/15 hearing

^{iv} Certified to 10/7/15 hearing

^v Must certify to 12/2/15 hearing