

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF JUNE 1, 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	Kurt Dinkelmeyer
Annabel Pierce	James Marinello
Deane Driscoll	Shelly Lawrence (Alt #1)
Kenneth Shirkey	Ron Soussa (Alt #2) - AE
Margaret Miller-Sanders	

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

ZSPP/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; carried with notice from 4/6/16 – Eligible: Driscollⁱ, Shirkeyⁱⁱ, Miller-Sandersⁱⁱⁱ, Dinkelmeyer, Pierce^{iv}, Lawrence, Soussa^v, Marinello
ACT BY: 6/30/16

NEW BUSINESS

ZC24-15 – Sabatino, John – 8 Kokora Ave – B: 51, L: 50.02 – C variance for extension of deck into a rear yard by 40% where 25% is allowed - Notice Acceptable
ACT BY: 8/10/16

MINUTES

Minutes of May 4, 2016 Eligible: Shirkey, Moore, Dinkelmeyer, Lawrence, Soussa; Driscoll

INVOICES

Bowman Engineering – Trust for: \$540 (Leone); \$945 (Towaco Station); \$236.25 (Towaco Station); \$168.75 (Kirk); \$67.50 (AMJM); \$202.50 (In Creations); \$33.75 (Kirk); \$135 (Sabatino); \$708.75 (Towaco Station)

Burgis Associates – Trust for: \$135 (Kirk); \$135 (Leone); \$202.50 (Masella); \$135 (Towaco Station); \$472.50 (Towaco Station); \$101.25 (In Creations); \$506.25 (Leone); \$303.75 (Kirk); \$506.25 (Towaco Station); \$356.25 (Sabatino); \$33.75 (Stonybrook Boutiques)

Dorsey & Semrau – Trust for: \$195 (In Creations)

RESOLUTIONS

ZC9-15/ZSOIL10-15 – Kirk, Newton – 8 South Rd – B: 27, L: 1 – impervious coverage variance for pool - 24% (3,909 square feet) allowed 31.5%, proposed which is 408 square feet in excess of the already nonconforming impervious coverage on-site, for an overall excess of 1,224 square feet– Approved – Eligible: Driscoll, Moore, Dinkelmeyer, Lawrence, Soussa

ZEXT01-16 Stonybrook Boutiques – 9 Main Rd – B: 47, L: 2 – request for extension of approvals until December 3, 2016 – Granted – Eligible: Shirkey, Moore, Dinkelmeyer, Lawrence, Soussa

OTHER BUSINESS

Planning Board Liaison report (Driscoll)

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

CORRESPONDENCE

ZSPP/FDC25-15– AMJM Holdings – 21 Hook Mtn Rd – B: 159, L: 18 – dismiss without prejudice

Closed Session to discuss personnel

ADJOURNMENT

ⁱ Certified to 8/5/15 & 2/3/16 hearings

ⁱⁱ Certified to 8/5/15 hearing

ⁱⁱⁱ Certified to 10/7/15 hearing

^{iv} Certified to 10/7/15 hearing; Must certify to 4/6/16

^v Certified to 12/2/15 & 2/3/16 hearing