

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF JULY 6, 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)
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 & 6/1/16 – Eligible: Driscollⁱ, Shirkeyⁱⁱ, Miller-Sandersⁱⁱⁱ, Dinkelmeyer, Lawrence, Soussa^{iv}, Marinello
ACT BY: 7/31/16

NEW BUSINESS

****ZDC22-15 Avalon Bay** – 85 Bloomfield Ave – B: 167; 178; 179; L: 28-32; 3; 1- Use variance and c variances for 349 non-age restricted multi-family units.
ACT BY: 9/15/16

****APPLICANT REQUESTED TO BE RESCHEDULED TO 10/5/16 WITH NOTICE REQUIRED**

ZC04-16 – Leff, Scott– 1 Birch Rd – B: 152, L: 3 – front setback of 36.3' where 38.1' exists and 45' is required for proposed roof overhang overhang - Notice acceptable ACT BY: 10/11/16

MINUTES

Minutes of June 1, 2016 Eligible: Driscoll, Shirkey, Miller-Sanders, Dinkelmeyer, Lawrence, Marinello

INVOICES

Bowman Engineering – Trust for: \$405 (In Creations); \$371.25 (Kirk)
(\$540 (Leone) carried from 6/1/16 hearing will be revised and resubmitted)

Burgis Associates – Trust for: \$50 (Forge Hill); \$301.25 (Forge Hill); \$135 (In creations); \$101.25 (Kirk); \$135 (Sabatino); \$135 (Stonybrook Boutiques); \$540 (Towaco Station)

Dorsey & Semrau – Trust for: \$240 (In Creations)

RESOLUTIONS

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 – Eligible: Driscoll, Pierce, Miller-Sanders, Shirkey, Dinkelmeyer, Lawrence,

OTHER BUSINESS

Planning Board Liaison report (Driscoll)

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

CORRESPONDENCE

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 12/2/15 & 2/3/16 hearing; Must certify to 6/1/16 hearing