

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF OCTOBER 5, 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 - AE  
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**

**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Main Rd - B. 40 L. 48 –** ~~prelim/final site plan/~~ ~~prelim/final major subdivision;~~ – **subdivision request was withdrawn 9/26/16** 'D' and 'C' variance relief, for two adjoining lots located on Route 202/Main Road for mixed use building and **23 20 Townhome units (as of 9/26/16)** - '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 (66% proposed where 40% 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); recognition sign having a height of 8' where 4' is allowed; no proposed loading space at building A where 1 is required. - 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 & 7/6/16; new notice acceptable 7/28/16; carried with notice to 10/5/16 - Eligible: Driscoll<sup>i</sup>, Shirkey<sup>ii</sup>, Miller-Sanders<sup>iii</sup>, Dinkelmeyer, Lawrence, Soussa<sup>iv</sup>, Marinello  
ACT BY: 10/31/16

**NEW BUSINESS**

**\*\*ZC05-16 – Ryan, Rachael–** 8 Jacobus Ln – B: 98, L: 8 – variance for side setback of 10.5' where 25' required and variance for unimproved road for 2<sup>nd</sup> story addition to single family residence  
ACT BY: 12/15/16

**\*\*RESCHEDULED TO 11/2/16**

**\*\*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: 11/30/16

**\*\*RESCHEDULED TO 11/2/16**

## **MINUTES**

Minutes of September 7, 2016 Eligible: Dinkelmeyer; Driscoll; Shirkey; Pierce, Miller-Sanders; Lawrence; Soussa; Marinello

## **INVOICES**

Burgis Associates – Trust for: \$67.50 (Leff); \$911.25 (Towaco Station)

Bowman Engineering – Trust for: \$168.75 (Kirk); \$236.25 (Leff); \$337.50 (Outfront Media 86 Rt 46); \$337.50 (Outfront Media 1 Rt 46); \$270 (Ryan); \$506.25 (Towaco Station)

Pashman Stein – O/E for: \$175.50; \$492.75 (Outfront Media 86 Rt 46); \$560.25 (Outfront Media 1 Rt 46)

Dorsey & Semrau – Trust for: \$75 (Towaco Station)

## **RESOLUTIONS**

## **OTHER BUSINESS**

Planning Board Liaison report (Driscoll)

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

## **CORRESPONDENCE**

**ZEXT07-16 Merko** – 28 Alpine Rd – B: 111, L: 11 – request for extension of approvals to 9/2/17

## **ADJOURNMENT**

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<sup>i</sup> Certified to 8/5/15; 2/3/16 & 7/6/16 hearings

<sup>ii</sup> Certified to 8/5/15 hearing

<sup>iii</sup> Certified to 10/7/15 hearing

<sup>iv</sup> Certified to 12/2/15, 2/3/16 & 6/1/16 hearings