

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF DECEMBER 7, 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

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

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: 12/31/16

MINUTES

Minutes of November 17, 2016 Eligible: Moore, Driscoll, Shirkey, Miller-Sanders, Dinkelmeyer, Lawrence, Soussa, Marinello

INVOICES

Bowman Engineering – Trust for: \$405 (Zaccagnino); \$438.75 (JLJ&J); \$540 (Towaco Station)

Pashman Stein – O/E for: \$229.50; \$445.50; Trust for: \$2,126.25 (Towaco Station)

Burgis & Associates – Trust for: \$1,215 (Towaco Station); \$558.75 (Ryan); \$101.25 (Merko); \$270 (Outfront Media 86 Rt 46); \$303.75 (Outfront Media 1 Rt. 46); \$303.75 (AMJM); \$101.25 (Towaco Station)

Dorsey & Semrau – Trust for: \$165 (Morris Animal Inn)

RESOLUTIONS

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 2nd story addition to single family residence – Approved - Eligible: Driscoll, Shirkey, Moore, Miller-Sanders, Dinkelmeyer, Lawrence, Marinello

ZEXT12-16 Stonybrook Boutiques – 9 Main Rd – B: 47, L: 2 – request for extension of approvals to: December 2, 2017 – Granted – Eligible: Driscoll, Shirkey, Moore, Dinkelmeyer, Lawrence, Soussa, Marinello

ZC09-16/ZSOIL10-16 Zaccagnino, Cheryl – Stoney Brook Rd – B: 21.01, L: 21.01 – variance for front setback for new home and soil movement – Approved – Eligible: Driscoll, Shirkey, Moore, Miller-Sanders, Dinkelmeyer, Lawrence

OTHER BUSINESS

Planning Board Liaison report (Driscoll)

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

Draft 2016 annual report

Discuss re: Bylaws

Renewal discussion

Budget discussion

2017 Tentative Board of Adjustment Meeting Date Schedule:

January 4, 2017	August 2, 2017
February 1, 2017	*August 17, 2017 (Thursday)
March 1, 2017	September 6, 2017
*March 16, 2017 (Thursday)	October 4, 2017
April 5, 2017	November 1, 2017
May 3, 2017	*November 16, 2017 (Thursday)
June 7, 2017	December 6, 2017
*June 15, 2017 (Thursday)	January 3, 2018
July 5, 2017	

*additional meeting if needed to accommodate any back load of residential applications

CORRESPONDENCE

ADJOURNMENT