

**MONTVILLE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA OF JANUARY 6, 2021
Virtual via Webex
7:30PM**

NOTE: No New Business to be conducted past 10:00 P.M.

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m6aa10e565d09f29d87e41676ed6d98bf>

Meeting number: 132 247 3060

Password: G4dDJuBJa57 (44335825 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 247 3060

Meeting materials will be posted online and can be obtained via:

<https://drive.google.com/drive/folders/1u-QI4hsxdWPFDPiR112KeTehxM7VVQDx?usp=sharing>

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 - AE

Deane Driscoll

Kenneth Shirkey

Margaret Miller-Sanders

Ron Cain

James Marinello

Owen Weaver (Alt #1)

Ray Giordano (Alt #2)

PLEDGE OF ALLEGIANCE

Swearing in of Professionals

Stan Omland, PE

John Szabo, PP

Also present: Bruce Ackerman, Esq.

REORGANIZATION

Appointment of Temporary Chairman

Appointment of Chairman

Appointment of Vice Chairman

Appointment of Secretary

Appointment of Recording Secretary

Appointment of Board of Adjustment Attorney & execution of Professional Service Agreement

Appointment of Board of Adjustment Engineer & execution of Professional Service Agreement

Appointment of Board of Adjustment Planner & execution of Professional Service Agreement

Appointment of Board of Adjustment Conflict Engineer & execution of Professional Services Agreement

Designation of Meeting Nights for Board of Adjustment as follows:

1st Wednesday of every month at 7:30PM virtually or in person:

January 6, 2021

February 3, 2021

March 3, 2021

August 4, 2021

September 1, 2021

October 6, 2021

*March 18, 2021 (Thursday) November 3, 2021
April 7, 2021 *November 18, 2021 (Thursday)
May 5, 2021 December 1, 2021
June 2, 2021 January 5, 2022
*June 17, 2021 (Thursday)
July 7, 2021

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

Designation of Official Newspaper for Legal Purposes
a) The Daily Record & The Citizen of Morris County
b) The Star Ledger

Adoption of By-Laws
Adoption of Annual Report
Invoice Review Subcommittee (Shirkey, Driscoll, Marinello)
Design Review Committee Liaison (Pierce)

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/FD04-19 H.G. Martin** – 289 Changebridge Road – B: 160.2 , L: 12 – pre/final site plan & ‘d’ and ‘c’ variances - subdivision of an existing office/warehouse building into two separate leasehold spaces, one of the spaces to contain existing office/warehouse use and the other space to contain a Wine Outlet retail store - I-2 Zone - retail use is not permitted - d(1) use variance relief. ‘C’ variances for parking setbacks, lack of curbing, number of wall signs. Carried with notice from 9/4/19 & 11/6/19 – Eligible: Mooreⁱ, Shirkeyⁱⁱ, Miller-Sanders, Pierceⁱⁱⁱ, Cain, Lipari, Marinello^{iv} - carried with notice from 1/16/20 – New Notice provided June 2020 – carried with notice from 8/12/20 & 11/4/20

ACT BY: 4/7/2021

****APPLICANT REQUESTED TO BE CARRIED WITH NOTICE PRESERVED TO 3/3/21**

NEW BUSINESS

ZMS/D16-20 – Augustus Automotive – 219-221 Changebridge Road– B: 138, L: 9 – use variance and minor site plan for automotive repair use – Notice Acceptable

ACT BY: 2/13/21

ZC13-20– Dika – 7 Brookwood Rd – B: 101, L: 1 – front setback, side setback, building coverage, impervious coverage variances for addition to single family home – Notice Acceptable

ACT BY: 2/18/21

MINUTES

Minutes of December 2, 2020 – Eligible: Moore, Pierce, Shirkey, Miller-Sanders, Cain, Weaver, Marinello

INVOICES

Burgis Associates – Trust for: \$1,012.50 (Boonton Properties); \$412.40 (Dika); \$637.50 (Lakeland Generator); \$225.00 (McCaul); \$1,687.50 (Monarch); \$225.00 (Pool Town)

Omland Associates – Trust for: \$862.50 (Boonton Properties); \$37.50 (Conturso); \$112.50 (Dream Home); \$225.00 (H.G. Martin); \$155.00 (Lakeland Generator); \$150.00 (MDP Fitness); \$1,462.50 (Monarch); \$300.00 (Mutts on Main); \$112.50 (Pool Town)

RESOLUTIONS

OTHER BUSINESS

CORRESPONDENCE

ADJOURNMENT

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- ⁱ Certified to 11/6/19 hearing
 - ⁱⁱ Certified to 8/12/20 hearing
 - ⁱⁱⁱ Certified to 9/4/19 hearing
 - ^{iv} Certified to 9/4/19 hearing