

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF June 2, 2021  
Montville Municipal Building, 195 Changebridge Road  
VIRTUAL VIA WEBEX  
7:30PM**

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

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m58b3cc9c7d471d8d30cdc0214219f132>

Meeting number: 132 421 5476

Password: 6thNY9bA4t5 (68469922 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 421 5476

Document link:

[https://drive.google.com/drive/folders/1Zct\\_wl4ewNHNCeVe7XFjSbHsx2SFLIZV?usp=sharing](https://drive.google.com/drive/folders/1Zct_wl4ewNHNCeVe7XFjSbHsx2SFLIZV?usp=sharing)

**ANYONE INTENDING TO PRESENT TESTIMONY MUST TEST THEIR AUDIO AND VIDEO  
CAPABILITY PRIOR TO THE MEETING**

**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

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.

**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**

**ZSPP/FDC0/ZSOIL.05-20– Monarch Communities** – 205-207 Changebridge Road– B: 131.02, L: 6 & 7  
– pre/final site plan/c&d variances and soil movement – carried with notice from 9/30/20, 11/19/20,

1/20/21; 4/7/21 & 5/20/21– Eligible: Moore<sup>1</sup>, Pierce, Driscoll<sup>2</sup>, Shirkey<sup>3</sup>, Miller-Sanders<sup>4</sup>, Cain, Weaver, Giordano<sup>5</sup>, Marinello<sup>6</sup>  
ACT BY: 6/5/21

## **MINUTES**

Minutes of May 5, 2021- Eligible: Moore, Pierce, Miller-Sanders, Cain, Weaver, Giordano

Minutes of May 20, 2021- Eligible: Moore, Pierce, Miller-Sanders, Cain, Weaver, Giordano, Marinello

## **INVOICES**

## **RESOLUTIONS**

**ZSPP/FCD11-15-17-20– Morris Animal Inn** - 117 Boonton Ave – B: 3, L: 39.1 – amended site plan with variances – Approved – Eligible: Moore, Pierce, Miller-Sanders, Cain, Weaver, Giordano

**ZC10-20– Donohue** – 35 Buckingham Cr – B: 149.01, L: 3 – front, side & rear setback variances for addition to single family residence – Approved - Eligible: Pierce, Miller-Sanders, Cain, Weaver, Giordano, Moore

**ZMS/D16-20 – Augustus Automotive** – 219-221 Changebridge Road– B: 138, L: 9 – use variance and minor site plan for automotive repair use– Approved – Eligible: Moore, Miller-Sanders, Cain, Weaver, Giordano, Marinello

## **OTHER BUSINESS**

## **CORRESPONDENCE**

## **ADJOURNMENT**

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<sup>1</sup> Certified to beginning of 9/30/20 hearing

<sup>2</sup> Must certify to 5/20/21 - Certified to beginning of 9/30/20 & full 11/19/20 hearing

<sup>3</sup> Must certify to 5/20/21

<sup>4</sup> Certified to 9/30/20 hearing

<sup>5</sup> Certified to 9/30/20; 11/19/20

<sup>6</sup> Certified to portion of meeting missed on 11/19/20