

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF July 7, 2021  
Montville Municipal Building, 195 Changebridge Road  
IN PERSON  
7:30PM**

**NOTE: No New Business to be conducted past 10:00 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	Ron Cain
Annabel Pierce	James Marinello
Deane Driscoll	Owen Weaver (Alt #1)
Kenneth Shirkey	Ray Giordano (Alt #2)
Margaret Miller-Sanders	

**PLEDGE OF ALLEGIANCE**

Swearing in of Professionals

Stan Omland, PE  
Tom Behrens, PP

Also present: Scott Lippert, 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/FDC0/ZSOIL05-20– 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 & 6/2/21– 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: 7/8/21

**NEW BUSINESS**

**ZC02-21– Guzman, Stephanie** – 9 Millers Ln – B: 72, L: 3 – side setback variance for addition to single family home – notice acceptable ACT BY: 9/7/21

**MINUTES**

Minutes of June 17, 2021- Eligible: Moore, Pierce, Shirkey, Cain, Weaver, Giordano, Marinello

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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> Certified 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

## **INVOICES**

**Burgis Associates - O/E:** \$75.00 (Board Business April 2021); **Trust for:** \$150.00 (Augustus Automotive), \$37.50 (Dika); \$187.50 (Donohue); \$412.50 (Guzman); \$75.00 (H.G. Martin); \$787.50 (Klele); \$1,275.00 (LaScala); \$1,462.50 (Monarch); \$112.50 (Mutts on Main)

**Omland Associates - Trust for:** \$225.00 (Augustus Automotive); \$112.50 (Donohue); \$412.50 (Galezowski); \$262.50 (Guzman); \$337.50 (Klele); \$150.00 (Lakeland); \$300.00 (LaScala); \$337.50 (Monarch); \$112.50 (Morris Animal); \$337.50 (Mutts on Main)

**Pashman Stein PC - O/E:** \$165.00 (Board Business April 2021); \$210.00 (Board Business May 2021); **Trust for:** \$1,350.00 (Augustus Automotive); \$690.00 (Dika); \$555.00 (Donohue); \$15.00 (Galezowski); \$15.00 (Guzman); \$1,275.00 (H.G. Martin); \$15.00 (Klele); \$105.00 (Lakeland); \$570.00 (Monarch); \$660.00 (Monarch); \$15.00 (Morris Animal); \$660.00 (Morris Animal); \$15.00 (Mutts on Main)

## **RESOLUTIONS**

**ZMS/D/C15-20 - Lakeland Bank** - 166 Changebridge Road – B: 139.03, L: 7.02 – minor site plan with variance for generator in the front yard – Approved – Eligible: Moore, Cain, Shirkey, Pierce, Weaver, Giordano, Marinello

**ZC12-20– Galezowski** – 5 Cedar Rd – B: 117, L: 5 – variances for addition to single family home – Approved – Eligible: Moore, Pierce, Shirkey, Cain, Weaver, Giordano, Marinello

## **OTHER BUSINESS**

**ZEXT09-21 Jennette, Franca** – 6 Montville Ave – B: 51.2, L: 3 – request for 2 year extension of approvals to 7/7/2023

## **CORRESPONDENCE**

Professional Services agreement Board Engineer Bowman Engineering remainder of 2021

RFP Subcommittee additional volunteer (Marinello, Pierce)

## **CLOSED SESSION**

## **ADJOURNMENT**