

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF NOVEMBER 4, 2020  
VIRTUAL  
7:30PM**

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

The meeting will be conducted using the Webex operating system. To join the hearing via smart phone, computer or tablet, use the following web address

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=m2145bf2194128e828ae66371188d961f>

Meeting number: 132 256 0545

Password: VGq2RYq2ey4 (84727972 from phones and video systems)

Or you can use your landline or cell phone to call in +1-415-655-0001 US Toll Access code: 132 256 0545

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

<https://drive.google.com/drive/folders/1PkkzFA3j7apU5m-Dajf5ChYSrwU-7qLb?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

Deane Driscoll

Kenneth Shirkey

Margaret Miller-Sanders

VACANT

James Marinello

Ron Cain (Alt #1)

Owen Weaver (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**

**ZSP/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: Moore<sup>i</sup>, Shirkey<sup>ii</sup>, Miller-Sanders, Lawrence, Pierce<sup>iii</sup>, Cain, Visco, Lipari, Marinello<sup>iv</sup> - carried with notice from 1/16/20 – New Notice provided June 2020 – carried with notice from 8/12/20

ACT BY: 12/31/2020

**ZSPP/FDC/ZSOIL16-18-04-20 Mutts on Main Amended 2020** – 235 Main Rd – B: 59, L: 11 – amended pre/final site plan with D & C variances and soil movement for kennel use. Carried with notice from 6/3/20, 8/5/20 & 9/2/20 hearings – Eligible: Moore, Pierce, Driscoll<sup>v</sup>, Shirkey, Miller-Sanders, Cain, Weaver, Marinello  
ACT BY: 11/11/20

**ZC07-20– Dream Home Group** – 190 Pine Brook Rd– B: 122, L: 12 – front yard setback for addition to single family home – Carried with notice from 7/1/20, 8/5/20, 9/2/20 - Eligible: Moore, Pierce, Driscoll, Shirkey<sup>vi</sup>, Miller-Sanders, Cain, Weaver, Marinello ACT BY: 11/30/20

**ZC03-20– Pool Town, LLC** (Ref: Newton Kirk) – 8 South Rd – B: 27, L: 1 – impervious coverage for pool 33.9% requested where 24% is allowed – rescheduled from 8/5/20 - carried with notice from 9/2/20 – Eligible: Moore, Pierce, Shirkey, Driscoll, Miller-Sanders, Cain, Weaver, Marinello  
ACT BY: 11/5/20

## **NEW BUSINESS**

### **MINUTES**

Minutes of September 30, 2020 - Eligible: Driscoll, Shirkey, Moore, Miller-Sanders, Pierce, Cain, Weaver, Marinello

Minutes of October 7, 2020 - Eligible: Moore, Miller-Sanders, Pierce, Cain, Weaver, Marinello

### **INVOICES**

### **RESOLUTIONS**

**ZC06-20 McCaul** – 12 Montville Ave – B: 51.02, L: 6 – front yard setbacks for addition to single family home – Approved – Eligible: Moore, Miller-Sanders, Pierce, Cain, Weaver, Marinello

### **OTHER BUSINESS**

Planning Board Liaison report

DRC Liaison report

Draft Annual Report discussion

Board of Adjustment draft meeting dates 2021 1st Wednesday of every month at 7:30PM

January 6, 2021	August 4, 2021
February 3, 2021	September 1, 2021
March 3, 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

\*\* changed due to holiday

### **CORRESPONDENCE**

### **ADJOURNMENT**

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<sup>i</sup> Certified to 11/6/19 hearing

<sup>ii</sup> Must certify to 8/12/20 hearing

<sup>iii</sup> Certified to 9/4/19 hearing

<sup>iv</sup> Certified to 9/4/19 hearing

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<sup>v</sup> Certified to 9/2/20 portion missed  
<sup>vi</sup> Must certify to 7/1/20 hearing