

**MONTVILLE TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
AGENDA OF September 6, 2023  
7:30pm  
IN PERSON**

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

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  
Jake Kovalcik  
Ray Giordano  
Margaret Miller-Sanders

Ron Cain  
James Marinello, Chairman  
Victor Canning (Alt #1) - AE  
Larry Lomrantz (Alt #2) - AE

**PLEDGE OF ALLEGIANCE**

Swearing in of Professionals

Jamie Giurintano, PE  
John Szabo, PP

Also present: Michael Carroll, 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/FDC/ZSOIL02-22 – Diversified Properties (55+)** – 259 Main Rd (245 Rt. 202; 263 Rt. 202; Daldunn (Rear); River Rd; 6 Daldunn; 4 Daldunn; 12 River Rd) – B: 59, L: 13, 15, 17, 18, 19, 20, 22 - preliminary and final site plan approval, as well as 'd'(1), 'd'(6), and 'c' variance relief 266-unit age-restricted residential community consisting of both apartments and townhouses- Carried with notice from 10/20/22, 11/17/22, 2/1/23, 3/1/23, 4/20/23, 5/3/23 & 6/20/23 - Eligible: Moore<sup>i</sup>, Pierce<sup>ii</sup>, Miller-Sanders, Cain, Giordano, Kovalcik<sup>iii</sup>, Marinello<sup>iv</sup>  
9/7/2023

ACT BY:

**NEW BUSINESS**

**RESOLUTIONS**

**ZC07-22 – Bain, Robert** – 216 Brook Valley Rd - B: 24, L: 16.2 – accessory structure height; accessory structure front yard and unimproved road variances – Approved – Eligible: Moore, Pierce, Miller-Sanders, Cain, Lomrantz, Marinello

**ZC/SOIL12-22 – Kucko, Barbara** – 36 Lenape Drive – B: 10, L: 5 – slope variances for new single family residence -Approved – Eligible: Moore, Pierce, Miller-Sanders, Cain, Lomrantz, Marinello

**ZEXT10-23 Ries, Edward** – 9 Crane Dr – Request for Extension of approvals to 9/7/2024 – Granted – Eligible: Moore, Miller-Sanders, Cain, Lomrantz, Marinello

**MINUTES**

Minutes of August 2, 2023 – Eligible: Moore, Pierce, Miller-Sanders, Cain, Lomrantz, Marinello

**INVOICES**

## **CORRESPONDENCE**

## **OTHER BUSINESS**

## **ADJOURNMENT**

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<sup>i</sup> Certified to 3/1/23

<sup>ii</sup> Certified to 10/20/22 & 6/7/23 hearing

<sup>iii</sup> Certified to 5/3/23 hearing; Certified to end of 1/1/23 & 3/1/23 hearing

<sup>iv</sup> Certified to 10/20/22 hearing