TOWNSHIP OF DENVILLE
BOARD OF ADJUSTMENT
MINUTES

August 6, 2008

The Board of Adjustment of the Township of Denville held its regular scheduled meeting
on Wednesday, August 6, 2008. The meeting was held in the Municipal Building, 1 St.
Mary’s Place and commenced at 7:00 P.M. Vice Chairperson James Rodimer presided.

Secretary Probasco read NOTICE OF PUBLIC MEETING.

ROLL CALL:

Present: Roger Speiss, Mark Wilson, Nick Saccamano, Sally Dankos and
James Rodimer
Absent: Kevin Scollans, John Murphy, Frank Passucci, Arthur Korn
Prof. Present: Larry Wiener, Esq., William Denzler, PP

MINUTES:

June 18, 2008
Motion to adopt the minutes as submitted was made by Mbr. Speiss, seconded by Mbr.
Dankos and unanimously approved by all Members present and able to vote.

July 16, 2008
Motion to adopt the minutes as submitted was made by Mbr. Wilson, seconded by Mbr.
Speiss and unanimously approved by all Members present and able to vote.

PURCHASING:

Motion to pay voucher(s) submitted by Denzler & Associates dated July 1, 2008 and by
Weiner and McMahon, dated June 20, 2008, subject to the availability of funds, was
made by Mbr. Dankos, seconded by Mbr. Saccamano and unanimously approved by all
Members present.

CORRESPONDENCE:

Michael Rowland’s letter dated May 28, 2008 regarding T.J. Carlyon’s parking deck
application for variance approval was discussed. A response indicating that this matter
is not for the Zoning Board was sent by Mr. Weiner on May 30, 2008.

RESOLUTIONS:

ABA/SP06-30: Arlene Yuliano
Block 40811, Lot 505
15 Hilltop Trail

BA 08-18: Linford & Linda Hackman
Block 51002, Lot 54
38 Garwood Trail

BA 08-13: Raia Self Storage Denville, LLC
Block 62101, Lot 4
300 Morris Avenue

Motion to adopt the memorializing resolutions for the above-mentioned properties was
made by Mbr. Speiss and seconded by Mbr. Wilson and unanimously approved by all
Members present.
Roll Call: Ayes - Speiss, Wilson, Rodimer

PUBLIC HEARINGS

BA 08-19: Richard & Linda Zrike
Block 60506, Lot 7
15 Wetmore Drive
The applicant’s Richard and Linda Zrike (15 Wetmore Drive) were present and sworn in. Richard Zrike reviewed their proposal to construct an addition of a garage on their home. He explained that the house resides on a cul-de-sac and is situated on the property at a slight angle. When the home was purchased the garage had a large garage door but it is only one and one half car width’s wide. After adding a closet and porch the garage was decreased to one car width. He indicated that the addition would enable them to fit two cars in the garage. The oddly cantered front yard of 12’ x 27’ requires a front yard
setback variance. Using photographs and diagrams to support his testimony, he explained that the addition would not have a negative impact on the neighborhood.

The hearing was opened to the board for questions. Mbrs. Speiss, Wilson and Saccamano had none. Mbr. Dankos indicated that she had no problems with the application and commented that the home was lovely. In response to Vice Chr. Rodimer, Mr. Zrike confirmed that the roofline would be the same.

Vice Chr. Rodimer opened the application to the public and seeing none, closed the public portion of the hearing.

A motion to approve this application was made by Mbr. Speiss and seconded by Mbr. Dankos and unanimously approved by all Members present.
Roll Call: Ayes – Speiss, Dankos, Wilson, Saccamano, Rodimer

BA 08-22: William J. Heilig
Block 61005, Lot 27
66 Cedar Lake West

William J. Heilig (66 Cedar Lake West) was present and sworn in. The applicant reviewed his proposal to construct a sunroom. He explained that the variance application for side yard setback to build a deck was approved last year. They are now seeking variance approval for rear and side yard setbacks to add a sunroom on the previously approved deck. The rear yard setback of 4’ is required to construct a spiral staircase.

Vice Chr. Rodimer opened the application to the public and seeing none, closed the public portion of the hearing.

The hearing was opened to the board for questions. Mbr. Speiss liked the plan. Mbr. Wilson commented that the plans looked great. Mbr. Saccamano also likes the plan and staircase. Mbrs. Dankos and Rodimer had none.

A motion to approve this application was made by Mbr. Dankos and seconded by Mbr. Wilson and unanimously approved by all Members present.
Roll Call: Ayes – Dankos, Wilson, Speiss, Saccamano, Rodimer

BA 08-24: Barbara A. Jones
Block 60701, Lot 1
25 Harriman Avenue

Barbara A. Jones (25 Harriman Avenue) was present and sworn in. Ms. Jones nephew, Sean Kelly (335 Franklin Road) was also present and sworn in. Mr. Kelly reviewed the applicant’s proposal to construct a deck. He explained that the home is on a corner lot with front of the home on Harriman and the second front yard on Anna Street. Ms. Jones explained that the required side yard setback is 19’. There is an existing non-confirming side yard setback of 18’ and the deck would be a 17’ setback.

Vice Chr. Rodimer opened the hearing to the board for questions. The board members had none.

Vice Chr. Rodimer opened the application to the public and seeing none, closed the public portion of the hearing.

A motion to approve this application was made by Mbr. Dankos and seconded by Mbr. Wilson and unanimously approved by all Members present.
Roll Call: Ayes – Dankos, Wilson, Speiss, Saccamano, Rodimer

ADJOURNMENT: Motion to adjourn.