The Board of Adjustment of the Township of Denville held its regular scheduled meeting on Wednesday, April 4, 2012. The meeting was held in the Municipal Building, 1 St. Mary’s Place and commenced at 7:00 P.M. Chairperson Murphy presided.

Secretary Probasco read NOTICE OF PUBLIC MEETING.

ROLL CALL: Present: John Murphy, Sally Dankos, James Rodimer, Frank Passucci, Arthur Korn, Tom Dolan, Sean Ryan, Susan Richter
Absent: Roger Spiess
Prof. Present: Larry I. Wiener, Esq., William Denzler, PP,

MINUTES:
March 7, 2012
Motion to adopt the minutes as submitted was made by Mbr. Korn, seconded by Mbr. Rodimer and unanimously approved by all Members present and able to vote.

PURCHASING:
Motion to pay voucher(s) submitted by William Denzler & Associates, (dated March 7, 2012) subject to the availability of funds, was made by Mbr. Dankos, seconded by Mbr. Korn and unanimously approved by all Members present.

Motion to pay vouchers submitted by Larry I. Weiner, (dated March 28, 2012) subject to the availability of funds, was made by Mbr. Dankos, seconded by Mbr. Korn and unanimously approved by all Members present and able to vote.

Motion to pay vouchers submitted by Hatch Mott MacDonald, (dated March 2, 2012) subject to the availability of funds, was made by Mbr. Dankos, seconded by Mbr. Korn and unanimously approved by all Members present and able to vote.

PUBLIC HEARINGS:
BA 12-06: Charles M. Novak
101 Hillcrest Drive
Block: 70501, Lot: 477
Charles Novak was present and sworn under oath. Applicant is proposing to remove an existing plastic shed that is on the neighbor’s property and replace it with a stronger wood shed on his property, along with a second wooden shed for firewood storage. The proposed sheds would require bulk variance relief for side yard setback.

Chr. Murphy opened to the professionals.

Bill Denzler, Township Planner stated that the property was undersized and half the size it’s zoned at one acre. Confirming the sheds cannot meet the 30’ side yard setback and the rear yard is steep slopes.

Chr. Murphy opened to the board members.

Mbr. Korn commented that the setback requirement for the applicant’s property is overkill. Requested the applicant to maintain a 5’ setback instead of the 3’ proposed.

Mbr. Richter inquired if the sheds would be anchored. Mr. Novak stated that the sheds would be built on 6’ x 6’ platform on top of stone and moveable.

Mbr. Passucci inquired about the pitch and if the firewood shed would require additional soil beneath it. Mr. Novak stated that there would be stone. Mr. Denzler added that based upon the size, the building department would determine whether additional anchoring is required.
Passucci also inquired about electricity or plumbing would be added. The applicant stated the sheds would be strictly for storage and would not have either. 

Mbr. Rodimer commented on the beautiful property and inquired why two sheds instead of one. The applicant indicated that one would be for toys and tools and the second 16’ x 8’ would be just for firewood. The firewood shed would be completely enclosed without windows for faster drying of the wood.

Mbr. Dolan had no questions. 

Mbr. Dankos referenced the vacant home next door. Mr. Novak stated that the builders LLC was notified as part of the legal notice.

Mbr. Ryan had none.

Chr. Murphy stated that he was pleased that the applicant was willing to move the sheds back five feet from the property line.

Chr. Murphy opened to the public and seeing none, closed the public portion.

A motion to approve this application was made by Mbr. Korn, seconded by Mbr. Dankos and unanimously approved by all members eligible to vote.

Roll Call: Ayes – Korn, Dankos, Rodimer, Ryan, Passucci, Dolan, Murphy

BA/SPC 09-18: W&L Associates, LLC
423 Main Street
Block 41307, Lots 2 & 8

Chr. Murphy announced that the applicant did not provide legal notice. The public hearing for this application would be rescheduled and renoticed.

NEW BUSINESS

‘No Tolerance’ Video Demonstration
A short ‘No Tolerance video was shown to the attendees. The video was issued by the Municipal Excess Liability Joint Insurance Fund for Workplace harassment, discrimination and wrongdoing.

ADJOURNMENT

Motion to Adjourn.

Denean Probasco, Board Secretary

Date Approved: May 16, 2012