TOWNSHIP OF DENVILLE
BOARD OF ADJUSTMENT
MEETING MINUTES

May 6, 2015

The Board of Adjustment of the Township of Denville held its scheduled reorganization meeting on Wednesday, May 6, 2015. The meeting was held in the Municipal Building, 1 St. Mary’s Place and commenced at 7:00 P.M. Chr. Spiess presided.

Secretary Probasco read NOTICE OF PUBLIC MEETING.

ROLL CALL:
Present: Roger Spiess, Sally Dankos, Frank Passucci, Susan Richter, Arthur Korn, John Murphy, Tim Fisher, Brian Bergen
Absent: James Rodimer
Prof. Present: Larry Weiner, Esq., John Ruschke, PE, Jason Kasler, AICP, PP

MINUTES:
May 6, 2015
Motion to adopt the minutes as submitted was made by Mbr. Murphy, seconded by Mbr. Dankos and unanimously approved by all members able to vote.

PURCHASING:
Motion to pay vouchers submitted by Kasler Associates, PA (dated April 27, 2015) subject to the availability of funds, was made by Mbr Fisher, seconded by Mbr. Richter and unanimously approved by all Members present and able to vote.

Motion to pay vouchers submitted by Hatch Mott MacDonald, (dated March 19, 25 and April 21, 2015) subject to the availability of funds, was made by Mbr. Fisher, seconded by Mbr. Richter and unanimously approved by all Members present and able to vote.

Motion to pay vouchers submitted by Larry I. Wiener, Esq, (dated April 8, 2015) subject to the availability of funds, was made by Mbr. Fisher, seconded by Mbr. Richter and unanimously approved by all Members present and able to vote.

RESOLUTIONS:

BA15-05 Mark Berry
29 Mount Pleasant Turnpike
Block 20702, Lot 3
A motion to adopt the resolution of approval was made by Mbr. Dankos, seconded by Mbr. Murphy and unanimously approved by all members able to vote.

ROLL CALL: Ayes – Dankos, Murphy, Richter, Passucci, Korn, Spiess

BA 15-02 Thomas Carlyon & William Henning
28 Summit Drive
Block 60508, Lot 56
A motion to adopt the resolution of approval was made by Mbr. Dankos, seconded by Mbr. Murphy and unanimously approved by all members able to vote.

ROLL CALL: Ayes – Dankos, Murphy, Richter, Passucci, Korn, Spiess

PUBLIC HEARINGS

BA 14-27 30 Mountain Road, LLC
30 Mountain Road
Block 40604, Lot 9
Chr. Spiess announced to members of the public that this application would not be heard. At the applicant’s request, the public hearing has been carried to May 20, 2014 without further notice.
BA 15-06  David & Lauretta Rush  
6 Stearns Terrace  
Block 10502, Lot 3

The applicant, David Rush (6 Stearns Terrace) was present, sworn under oath and testified. Applicant is seeking to construct a detached three car garage requiring ‘C’ bulk variance relief for side yard setback of 15’ where 30’ is required and setback to primary structure of 5’ vs. 10’.

Chr. Spiess referenced the comments from the planner’s email that the actual dimension is 4’ 11”. The application will be amended to reflect this setback. Mbr. Murphy indicated he did not have the planner’s comments in his packet. Chr. Spiess indicated that they were sent by email earlier today and provided his hardcopy.

Chr. Spiess opened to members of the public and seeing none, closed the public portion of the hearing.

Chr. Spiess opened to members of the board.

Mbr. Fisher inquired about electric, plumbing and landscaping. Mr. Rush indicated the garage would only have electric and already a row of forsythia. Mbr. Fisher commented that the application looked good and he had no further questions.

Mbr. Korn inquired about exterior lighting and roof height. Mr. Rush indicated that the roof would be consistent with existing garage, same roof height and single bulb fixtures between the garage doors. Larry Weiner, Esq. stated no variance for roof height was requested. Mbr. Korn indicated that the construction should be consistent with building requirements.

Mbr. Passucci inquired about future construction and plumbing to avoid apartment and plumbing. Mr. Rush confirmed there would be none. Mbr. Passucci had no further comments or questions.

Mbrs. Dankos and Bergen had no questions or comments.

Mbr. Murphy commented on the application being di minimis in nature and being pleased with the appearance.

Larry Weiner, Esq. commented that the roof height maximum is 16’.

Mbr. Richter inquired about the wider garage bay and inquired about auto body work being performed on the premises. Mr. Rush stated that his wife’s garage would be one foot wider. Confirming that any auto work would be performed at his auto body shop.

A motion was made to approve this application by Mbr. Fisher, seconded by Mbr. Murphy and unanimously approved by all members able to vote.

Roll Call:  Ayes – Fisher, Murphy, Dankos, Richter, Passucci, Korn, Spiess

OLD BUSINESS
None.

NEW BUSINESS
Secretary Probasco referenced the recent change that applications for permitted accessory structure were no longer going through the planner for planning review. Mr. Kasler provided comments by email as a courtesy in lieu of the planning report. Stated that a request will be made to the professionals that even courtesy comments be received in time for the packets.

The board secretary mentioned that the township planner and one board member have advised they will not be present at the July 1, 2015 meeting. Stating we have begun scheduling for July. To ensure a quorum, members were asked to check their calendars and advise if they will be unavailable.

ADJOURNMENT

Motion to Adjourn at 7:20 PM.

Denean Probasco, Board Secretary  Date Approved:  May 20, 2015