The Board of Adjustment of the Township of Denville held a scheduled regular meeting on Wednesday, January 18, 2017. The meeting was held in the Municipal Building, 1 St Mary's Place and commenced at 7:00 pm. Chr. Dankos presided.

Secretary Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:

Present: Brian Bergen, Adam Caravaglia, Daniel Napolitano, Harold Fahrer, Sally Dankos, Dan Roman, James Rodimer, Ed Moroney


Meeting Minutes

A motion to adopt the January 4, 2017 minutes was made by Mbr Bergen, seconded by Mbr Napolitano and unanimously approved by all members able to vote.

PURCHASING

Motion to pay vouchers submitted by Mott Macdonald subject to the availability of funds, was made by Mbr. Rodimer, seconded by Mbr. Napolitano and unanimously approved by members able to vote.

RESOLUTIONS

BA 16-32

Michelle Wagner
9 Laurel Trail
Block 40501, Lot 86

A Motion to adopt this resolution of approval was made by Mbr. Napolitano, seconded by Mbr. Bergen and unanimously approved by all members able to vote.

ROLL CALL: Napolitano, Bergen, Roman, Caravaglia, Moroney, Fahrer, Dankos

BA 16-33

Agi Ward
6 Hill Rd
Block 21101, Lot 14

A Motion to adopt this resolution of approval was made by Mbr. Napolitano, seconded by Mbr. Bergen and unanimously approved by all members able to vote.

ROLL CALL: Napolitano, Bergen, Roman, Caravaglia, Moroney, Fahrer, Dankos
January 18, 2017

PUBLIC HEARINGS

Frederick Hyatt
18 Lenape Trail
Block 40909, Lot 30

Applicant is seeking to construct a single-family addition in a R-4 Zone.

Frederick & Jennifer Hyatt - (17 Lenape Trail) sworn in and testified. The applicants are looking to add an addition to their 2bdr and 1 bath house. The applicants have two children and looking to expand their house. The addition would consist of a master bedroom and bath. The construction would also reconfigure their kitchen and dining room. Mr. Hyatt states that he went to each of his neighbors and informed them about the addition and made sure that it would not disrupt them in anyway.

Open to the Professionals

John Ruschke, PE - States that the 100yr flood hazard does not pertain to this property. The applicants will have to comply with NJDEP regulations. Mr. Ruschke does further explain that this is a unique lot and their backyard does front a lake which reduces their “open space” for setback requirements.

Jason Kasler, PP - Clarifies with the applicant the number of parking spaces for a 3brd house. Also wants clarification with the platform off the kitchen if a railing is necessary. The applicant states that currently its one step with no railing.

Jeffrey McEntee (59 Broadway Denville)- Sworn in as a professional architect. Clarifies that the applicants house is currently a 2bdrd house and the one bedroom is technically not a bedroom.

Jason Kasler, PP - Clarifies with Mr. McEntee that the side yard measurement are from the wall or easements, Mr. McEntee states that measurements are from the wall.

Open to the Board Members

Mbr Caravaglia- States he would like clarification of what is actually happening to the kitchen remodeling. McEntee states the kitchen and dining room are getting modernization construction.
Mbr. Moroney- No questions
Mbr. Roman- No questions
Mbr. Napolitano- Questions if this current house is the smallest house on the island. The applicant states this house is probably the second smallest house on the island. McEntee states there is no special lighting proposed for this property.
Mbr. Bergen- No questions
Mbr. Fahrer- Questions the architect about the vaulted ceiling and rooftop, and wonders if the ceilings could be lowered. The architect states this could be done, but was not chosen by the applicants.
Mbr. Rodimer- No questions
Chr. Dankos- No questions

Open to the public

Jack Chan (26 Lenape Trail)- Resident states he would like clarification of the variance process. Larry Wiener goes into detail of why setback requirements are put into place.

Public portion closed

A motion to approve this application with conditions was made by Mbr. Napolitano, seconded by Mbr. Rodimer and approved by certain members able to vote.
Ayes- Napolitano, Rodimer, Bergen, Roman, Caravaglia, Dankos
January 18, 2017

OLD BUSINESS
None

Meeting Adjourned 7:36PM

Melissa Unrath, Board Secretary

Date Approved: February 15, 2017