The Board of Adjustment of the Township of Denville held a scheduled regular meeting on Wednesday, October 18, 2017. The meeting was held in the Municipal Building, 1 St Mary's Place and commenced at 7:00pm. Chr. Napolitano presided. 
Ms. Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:
Present: Adam Caravaglia, Daniel Napolitano, Dan Roman, Tim Fisher, Jim Rodimer, Ed Moroney, Timothy Wagner
Absent: Harry Fahrer, Brian Bergen, John Ruschke
Pfr. Present: Jason Kasler PP, Larry Wiener, Esq

Meeting Minutes
A motion to approve the minutes from October 4, 2017 was made by Mbr. Rodimer, seconded by Mbr. Fisher and unanimously approved by all members able to vote.

PURCHASING
Motion to pay vouchers submitted by Jason Kasler subject to the availability of funds, was made by Mbr. Fisher, seconded by Mbr. Moroney and unanimously approved by members able to vote.

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

Motion to pay vouchers submitted by Larry Wiener subject to the availability of funds, was made by Mbr. Fisher, seconded by Mbr. Moroney and unanimously approved by members able to vote.

RESOLUTIONS

BA 17-15  Sam Astorino
69 Hinchman Ave
Block 50404, Lot 19
A motion to adopt this resolution of approval was made by Mbr. Moroney, seconded by Mbr. Rodimer and approved by members able to vote.
AYES- Moroney, Rodimer, Fisher, Caravaglia, Napolitano

BA 17-18  Nitesh Patel
34 Magnolia Ave
Block 30302, Lot 13
A motion to adopt this resolution of approval was made by Mbr. Moroney, seconded by Mbr. Rodimer and approved by members able to vote.
AYES- Moroney, Rodimer, Fisher, Caravaglia, Napolitano

BA 17-25  Sean Cashman
5 Birchrun Ave
Block 30201, Lot 9
Block 50101, Lot 87
A motion to adopt this resolution of approval was made by Mbr. Moroney, seconded by Mbr. Rodimer and approved by members able to vote.
AYES- Moroney, Rodimer, Fisher, Caravaglia, Napolitano
Winnie Peng & Sam Brown (16 Seneca Trail)- Sworn in and testified. The house has been previously renovated and the applicants are now seeking to add a deck and balcony off the back of their house. The variance be requesting are for rear and side yard setback.

Open to board professionals

Jason Kasler, PP- The deck is needs a side yard variance of 8.6ft. The deck is being measured from the house to the bulk head and 0ft is proposed for the rear yard setback. Mr. Kasler also brings up the issue from the fire department about accessing a ladder to the deck. Ms. Peng clarified that the ladder can be accessed from the side of the house and there are plenty of windows to access the second floor. The board members stated that if this application gets approved there need to be an approval from the fire department.

Open to board members

Mbr. Moroney- Clarified with the applicant that the deck is taking up the whole backyard. Mr. Brown stated the deck is the whole backyard, but they side yard is still open.

Mbr. Fisher/ Mbr. Rodimer- No comments

Mbr. Wagner- Questioned Mr. Kasler if he foresees any environmental safety concerns building right up to the bulk head. Mr. Kasler stated he does not see any concerns. Mr. Wiener does also state that they will need NJDEP approvals.

Mbr. Caravaglia- Questioned the application if there were any other residents around that area with similar size decks. Ms. Peng stated that their neighbor has the same size deck that they are proposing.

Mbr. Roman- No comments

Mbr. Napolitano- Stated that the fire official will need to sign off with the approved plans to make sure it's up to code.

No public comments or questions

A motion to approve this application with conditions was made Mbr. Moroney, seconded by Mbr. Rodimer and approved by members able to vote.

AYES- Moroney, Rodimer, Fisher, Roman, Caravaglia, Wagner, Napolitano

Thomas Huber (46 Old Mill Drive)- Sworn in and testified. Applicant is seeking to construct a shed in the front yard. Mr. Huber stated that he is located on a corner lot and most of his property does slope down. The variance the applicant is seeking is no accessory structure can be located within the front yard of any lot.
Open to board professionals

**Jason Kasler, PP** - Questioned the applicant of putting the shed closer to the fenced in area. The applicant explained that area like most of the property slopes down. Mr. Kasler stated the topography is preventing the applicant from putting the shed anywhere else on the property.

Open to board members

**Mbr. Caravaglia** - Discussed the landscaping around the shed. Mr Huber stated he has not decided on any landscaping plans.

No other board members had any other comments.

No public question/comments

A motion to approve this application with conditions was made Mbr. Caravaglia, seconded by Mbr. Roman and approved by members able to vote.

**AYES**- Caravaglia, Roman, Fisher, Rodimer, Moroney, Wagner, Napolitano

**OLD BUSINESS**
None

**NEW BUSINESS**
None

Meeting adjourned at 7:25 PM

Minutes Approved: November 1, 2017  Melissa Unrath, Board Secretary.