The Board of Adjustment of the Township of Denville held a scheduled regular meeting on Wednesday, December 7, 2016. The meeting was held in the Municipal Building, 1 St Mary's Place and commenced at 7:00pm Chr. Dankos presided.

Secretary Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:
Present: Adam Caravaglia, Daniel Napolitano, Harold Fahrer, Sally Dankos, Dan Roman, James Rodimer, Ed Moroney
Absent: Tim Fisher, Brian Bergen
Prf. Present: Larry Weiner, Esq., Jason Kasler, AICP, PP, Robert O’Brian, PE, Scott Eveland, Esq

Meeting Minutes

A motion to adopt the November 2, 2016 minutes was made by Mbr Rodimer, seconded by Mbr Napolitano and unanimously approved by all members able to vote.

PURCHASING
A motion to pay vouchers for Larry Wiener, Kasler Associates & Mott MacDonald was made by Mbr Napolitano, seconded by Mbr Caravaglia and unanimously approved by all members able to vote.

CORRESPONDENCE
None

RESOLUTIONS

BA/SP/FSP 16-18  Salerno Duane Infiniti (No Vote- Fisher, Moroney, Fahrer)
3103 Route 10 East
Block 50803, Lot 6

A motion to adopt this resolution of approval was made by Mbr. Rodimer, seconded by Mbr. Napolitano and unanimously approved by all members able to vote.
ROLL CALL: Napolitano, Rodimer, Roman, Caravaglia, Dankos

BA 16-26  Tiina & Marcus Vaska (No Vote- Fisher, Fahrer)
Block 41103, Lot 8
33 North Shore Rd

A motion to adopt this resolution of approval was made by Mbr. Rodimer, seconded by Mbr. Napolitano and unanimously approved by all members able to vote.
ROLL CALL: Napolitano, Rodimer, Roman, Caravaglia, Moroney, Dankos

PUBLIC HEARINGS

BA/SS/FSP/PSP 16-25  Ted Heider (continued from 11/2/16)
Block 70520, Lot 317
73 Watchtower Rd

Ronald Heymann, Esq. (1201 Sussex Turnpike, Mt Freedom)- Representing applicant Ted Heider. Jeffrey Careaga previously sworn in as professional engineer. Mr. Careaga states they submitted updated plans on November 11 and 23. These plans show stability calculations, drywell and sewer system. The 200
gallon propane tank proposed will be on the side of the house with a lattice fence surrounding it. The architectural plans changed due to adjusting the window placements.

Open to the Professionals
Robert O’Brian, PE-States the plans have to be revised to show it going into the sewer main.
Jason Kasler, PP- No questions

Open to the board members
Mbr. Caravaglia- No questions
Mbr. Roman- No questions
Mbr. Moroney- Clarifies with the engineer that there are 2 propane tanks proposed.
Mbr. Napolitano- No questions
Mbr. Fahrer- No questions
Mbr. Rodimer- No questions
Chr. Dankos- No questions

Open to the public
Richard Bass (75 Watchtower Rd)- Resident is adjacent to the proposed property. Concerned that the height of the proposed construction will block his views. Mr. Bass does not believe that the look of this house resembles the look of the surrounding houses. Does believe that this property can be sold at the right price.

Public portion closed.

A motion to approve this application was made by Mbr. Rodimer, seconded by Mbr. Roman and approved by certain members of the board. Robert O’Brien states that a develops agreement will be needed for off-site improvements.
Ayes- Rodimer, Roman, Caravaglia, Moroney
Nays- Napolitano, Fahrer, Dankos

BA 16-28
Kelly & Kyle Albanese
Block 60701, Lot 25
3 Stonebridge Ct

Kelly & Kyle Albanese (3 Stonebridge Ct)- Sworn in and testified. Applicant is seeking to construct a 6ft fence. Applicants live on a corner lot between Stonebridge Ct and Savage rd. There is currently a 4ft fence on the property blocking in their backyard and shed. The applicants are seeking a variance relief for a 6ft solid fence for privacy and security reasons. The applicants also would like to extend the fence to close in their sliding glass door.

Open to the professional’s
Robert O’Brien, PE- No questions
Jason Kasler, PP- Confirms with the applicants that they would tear down the existing fence and replace it with the new fence.

Open to the Board Members
Mbr Napolitano- Inquired to the applicants what would be the difference be between a 4ft solid fence & 6ft solid fence. Mr. Albanese states that he is confident that their dog would be capable of jumping a 4ft fence. Mbr. Napolitano mentioned concern for a solid fence and not being able to see into the yard for security purposes. The applicants state they are most concerned with the fence height rather than the solidarity of it.
Mbr. Fahrer- Concerned about the solid fence along Savage Rd.
Mbr. Rodimer- Stated that a solid 6ft fence gives the town a compound look that tries to be avoided. Granting a solid 4ft fence with a 2ft lattice top gives a different look.

Mbr. Caravaglia- Clarified with the applicant the post side of the fence would be facing the inside of the yard.

Mbr. Roman- Inquired about the percentage of the fence that must be open.

Mbr. Moroney- States he does approve a 4ft solid and 2ft lattice.

Chr. Dankos- Expresses concern for a solid 6ft fence on the incline on Savage Rd making it taller than 6ft.

No public testimonies

A motion was made by Mbr. Rodimer for Larry Wiener to draft a resolution granting a 4ft solid fence with a 2ft lattice and a 50% opening on top, seconded by Mbr. Moroney. And approved by certain members of the board

Aye- Rodimer, Moroney, Roman, Caravaglia, Fahrer, Dankos
Naye- Napolitano

BA 16-31

Jesse Szuch
Block 40903, Lot 756
9 Seminole Trail

Amber and Jesse Szuch (9 Seminole Trail)- Applicants are seeking to construct a 6ft fence with pergola at their entrance. The applicants have a young child and are located close to a railroad track and would like the 6ft fence for safety precautions.

Robert O’Brien- No questions

Jason Kasler- Clarifies with the applicant that they are also requesting a variance for a pergola.

Open to the board members.

Mbr. Napolitano- Inquires about the fence located in the back of the house and the height of that fence. The applicant states the existing fence is 6ft. If the fence gets approved the pre-existing fence would be knocked down by their neighbors.

Mbr. Fahrer- No questions

Mbr. Rodimer- Inquired about how far the proposed fence would be from the road. Mr. Rodimer expressed concern for visibility issues. The applicants clarify it would be 10ft away from the road.

Mbr. Caravaglia- Inquired about the height of the pergola. Applicants states its about 6 or 8ft and it attaches to the fence. Mbr. Caravaglia states he is concerned about the height of the 6ft fence by the roadway.

Mbr. Roman- Questioned the applicant of why it needs to be 6ft solid fence and not a see-through fence. The applicant states that in their backyard is a well-traveled walkway and they would like the solid fence for some privacy.

Mbr. Moroney- Expressed concern for visibility by the roadway and suggests putting a 4ft solid fence and 2ft lattice.

Chr Dankos- No comments

No public testimonies

Board members discuss a plan or a 4ft solid fence with a 2ft lattice top towards the road side.

A motion was made by Mbr. Moroney for Larry Wiener to draft a resolution granting a 6ft solid fence, but with 4ft solid a 2ft lattice and a 50% opening on top coming from the pergola to the roadway, seconded by Mbr. Napolitano. And approved by all members of the board

ROLL CALL- Moroney, Napolitano, Roman, Rodimer, Caravaglia, Fahrer, Dankos
OLD BUSINESS
NEW BUSINESS

Meeting adjourned at 8:08 PM

Melissa Unrath, Board Secretary

Date Approved: 1/4/16