Denville Township
Board of Adjustment
Meeting Minutes

May 17, 2017

The Board of Adjustment of the Township of Denville held a scheduled regular meeting on Wednesday, May 17, 2017. 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, Tim Fisher, Brian Bergen
Absent: Jim Rodimer, Ed Moroney
Prf. Present: Rob O’Brian, PE, Jason Kasler PP, Larry Wiener, ESQ

Meeting Minutes
A motion to adopt the April 19, 2017 minutes was made by Mbr Napolitano, seconded by Mbr Bergen and unanimously approved by all members able to vote.

A motion to adopt the May 03, 2017 minutes was made by Mbr Napolitano, seconded by Mbr Fisher 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. Fisher, seconded by Mbr. Bergen 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. Bergen and unanimously approved by members able to vote.

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

RESOLUTIONS

| BA 17-06 | Rob & Janel Zuffi |
| 19 Indian Spring Tr. |
| Block 40905, Lot 1645 |

A motion to adopt this resolution of approval was made by Mbr. Napolitano, seconded by Mbr. Fisher and approved by members able to vote.
AYES- Napolitano, Fisher, Roman, Caravaglia, Fahrer, Dankos

| BA 17-10 | Wesley Sharples |
| 517 Openaki Rd |
| Block 20203, Lot 5 |

A motion to adopt this resolution of approval was made by Mbr. Napolitano, seconded by Mbr. Fisher and approved by members able to vote.
AYES- Napolitano, Fisher, Caravaglia, Fahrer, Dankos
Richard Kao (48 Highview Rd) Sworn in as the applicant, current owner of the property. Applicant states that this current property does not have garage and the house is located on a hill. Mr. Kasler further explains that garage will also be fully equipped with a kitchen space and bedroom. Mr. Kao states that this garage space will not be rented out and only used for when his in-laws visit. Applicant states he would like the garage for easy access to his house and eliminate the steep slope.

Board Professionals

Rob O’Brian- No questions.

Board Members

Mbr. Fisher- Confirms with Mr. Kasler that a breezeway is considered an extra structure. Jason states that if it has a kitchen that it would be considered an extra dwelling.

Hope Zimmerman- Sworn in and testified as a professional architect. Further explains the layout of the property and the steep slope of the driveway. The garage would make it easier to access the house. Ms. Zimmerman states that there are no stairs in the garage portion, that you will have to walk through the garage to get into the other side.

Jason Kasler, PP- States with Ms. Zimmerman that a door could be placed in the back portion of the garage and this could make it another living space.

Rob O’Brian- No questions

Open to board members

Mbr. Bergen- No comments
Mbr. Fahrer- Clarifies that this is a shared electric with the existing house.
Mbr. Fisher- No comments
Mbr. Caravaglia- No comments
Mbr. Roman- No comments
Mbr. Napolitano- No comments
Chr. Dankos- No comments

Tyler Vandervalk- Sworn in and testified as a professional engineer. This property has a non-conforming lot frontage. Mr. Vandervalk discusses the steep slope disturbances and variances being requested. The new driveway being proposed would have a steep slope of 18%. The applicant has applied for a sewer extension. There is a drywell system at the end of the driveway for all excess of water. Mr. Vandervalk makes reference to Mr. Ruschke memorandum in regards to the catch basin. It is stated that he does not feel the calculations are correct and would like to keep his original calculations. Mr. Wiener states that this will need to be discussed and looked at more closely with Mr. Ruschke. The steep slopes being disturbed are in the two highest percentages by 64%.

Open to the board professionals

Jason Kasler, PP- Clarifies the re-location of the stairs and the different access points to get through the garage.
Rob O’ Brian- PE- No comments
Larry Wiener, Esq- Confirms that the existing garage is going to be taken down and the retaining walls are under 4ft.
May 17, 2017

Open to board members

**Mbr. Bergen** - Discusses the catch basins with Mr. O’Brien and what he thinks is most beneficial. Mr. O’Brien does state that 4 catch basins would be most beneficial for this type of impervious coverage, instead of the 1 basin stated my Mr. Vandervalk.

**Mbr. Fahrer** - Discusses the height for the retaining walls and the cut ins.

**Mbr. Fisher** - Confirms there will be no blasting on this property.

**Mbr. Caravaglia** - Discusses the sewer and septic conditions. It is stated from Mr. Knowlton that there will be a water and natural gas meter. There will be numerous amounts of trees removed from this property.

**Mbr. Roman** - No questions

**Mbr. Napolitano** - Discuss the sewage pits and the difference between one and four.

It is stated from Mr. Wiener that the engineer should go over Mr. Ruschke’s report from March 30th. Mr. Vandervalk discusses the memorandum and complies with except with number 10.

Mr. Wiener states that if this application gets approved there would need to be a deed restriction for the additional living space.

**Mbr. Fisher** - States he would be in favor of this application if the applicant would eliminate the kitchenette. Mbr. Napolitano questions the applicant if he would consider eliminating the kitchenette and Mr. Kao states he would not be in favor of this.

A motion to approve this application as is with conditions from the engineer’s report and a deed restriction to the house was made by Mbr. Bergen seconded by Mbr. Roman and approved by certain members

AYES- Bergen, Napolitano, Roman, Fahrer, Dankos

NAYES- Fisher, Caravaglia

---

**BA 17-09**

Matt & Michelle Fiore
245 Morris Ave
Block 61701, Lot 22

Mathew Fiore (245 Morris Ave) Jeff McEntee - Sworn in and testified. Applicant is seeking to add 725 sq. ft. addition adding a bedroom and laundry room. The addition is located in an aquifer sensitive area. The applicant was denied the option of a sewer, and had to put an oversized septic system in his property.

**Mbr. Kasler, PP** - States that this is an undersized lot and it is why it doesn’t meet the ordinance requirements for septic.

**Mbr. Bergen** - Questions the planner and engineer if this application would have any detrimental impact. Mr. Kasler states that it would not have any impact.

A motion to approve this application as is was made by Mbr. Bergen, seconded by Mbr. Fisher and approved by members able to vote.

AYES- Bergen, Fisher, Napolitano, Roman, Caravaglia, Fahrer, Dankos

---

**BA/PSP/FSP 16-17**

Ringo Supply Company (Carried from April 19,2017)
17-19 Hornbeck Rd
Block 50108, Lot 1,77,78
Block 50105, Lot 2

Robert Garofalo - (Garofalo and O’Neil) - Will be representing the applicant in the absence of Mr. O’Neil.
Peter Korzen (Korzen Engineering, LLC)- Previously sworn in- Refers to site plan 3 of 5 and states an additional parking space has been added. The lot coverage has also been adjusted from the last meeting. It is discussed where the tank and dumpster would be located around the garage. There will trucks located on the residential side of the property. There were also changes to the storage containers and fiberglass containers.

Open to board professionals

Jason Kasler, PP- Questions the engineer if there should be additional parking where this would be located on the property. Mr. Korzen states he does not anticipate additional parking would be necessary.

Rob O'Brian, PE- Discussed that the fire official states that fire zone markings are required.

Open to board professionals

Mbr. Bergen- No questions
Mbr. Fahrer- No questions
Mbr. Fisher- No questions
Mbr. Caravaglia- No questions
Mbr. Roman- Confirms the diesel fuel tanks are the accurate size for this property.
Mbr. Napolitano- No questions
Chr. Dankos -Confirms that fuel tanks are on the Mt. Lakes property.

No public testimonies

Andrew Jafolla (1904 Main St)- Sworn in a professional engineer and traffic engineer. Shows exhibit A-1 truck movement plan with Wb62. Mr. Jafolla did an analysis on a Wb62 truck entering from Rt46 and the difficulty it would be for a truck to enter the property while another truck is exiting. States with the sized trucks entering the property it would cause traffic on route 46.

Open to board professionals

Jason Kasler, PP- Questions if this would work better as an exit or enter only. Mr. Jafolla states that an exit only would be most beneficial.

Rob O'Brian, PE- Discussed the different size trucks that could enter this property and if the asphalt was wider if this would be make it easier for trucks to access the property

Open to board professionals

Mbr. Caravaglia- No questions
Mbr. Roman- No questions
Mbr. Napolitano- No questions
Mbr. Bergen- Questions if two cars could enter and exit from this point. Mr. Jafolla states that it is possible for two cars to get through.
Mbr. Fahrer- Discusses more about trucks entering the property from the slow lane.
Mbr. Fisher- No questions
Chr. Dankos- Concerned about trucks idling the property.

The application will be carried to June 21st, 2017 without further notice.

OLD BUSINESS
None
May 17, 2017

NEW BUSINESS
None

Meeting adjourned at 9:37

Board Secretary, Melissa Unrath

Minutes Approved: June 07, 2017.