TOWNSHIP OF DENVILLE
BOARD OF ADJUSTMENT
REORGANIZATION MEETING
MINUTES

May 2, 2018

The Board of Adjustment of the Township of Denville held its scheduled reorganization meeting on Wednesday, May 2, 2018. The meeting was held in the Municipal Building, 1 St. Mary's Place and commenced at 7:00P.M.

Secretary Unrath read NOTICE OF PUBLIC MEETING.

ROLL CALL:
Present: Dan Napolitano, Tim Fisher, Adam Caravaglia, Krista Kussoff, Harry Fahrer, Dan Roman
Absent: Ed Moroney, Tim Wagner
Prof. Present: Larry Weiner, Esq., Jason Kasler, PP, John Ruschke, PE

MINUTES:
A motion to approve the minutes from 4/18/18 was made by Mbr. Fisher, seconded by Mbr. Kussoff and unanimously approved by all members able to vote.

ROLL CALL: Ayes – Fisher, Kussoff, Caravaglia, Fahrer, Napolitano

PURCHASING:
Motion to pay vouchers submitted by Kasler Associates subject to the availability of funds, was made by Mbr. Caravaglia, seconded by Mbr. Kussoff and unanimously approved by members able to vote.

RESOLUTIONS

BA 18-06 Sandra Vermaelen
54 Parks Rd
Block 31001, Lot 33
A motion to adopt this resolution of approval was made by Mbr. Fahrer, seconded by Mbr. Kussoff and unanimously approved by all members able to vote.
Ayes-Fahrer, Kussoff, Fisher, Caravaglia, Napolitano

BA 18-08 Larry Mendelsohn
1 Huron Place
Block 40516, Lot 38
A motion to adopt this resolution of approval was made by Mbr. Fahrer, seconded by Mbr. Kussoff and unanimously approved by all members able to vote.
Ayes-Fahrer, Kussoff, Fisher, Caravaglia, Napolitano

PUBLIC HEARING

BA 17-19 John Happy
60 Hillcrest Dr.
Block 61001, Lot 436
Mbr. Fisher excused himself from this application because he lives within 200ft.
May 2, 2018

John Happy (60 Hillcrest Dr)- The applicant is seeking a 2 bdr addition to make more room for his family. The addition would not disturb the surrounding houses. There is no change to the front of the house.

Open to Board Professionals

John Ruschke, PE- Clarified based on the new drawings from Mr. Happy the new setbacks are 21 for left and right yard, 22 for the front yard.

Jason Kasler, PP- Stated the lot is undersized.

Open to Board Members

Mbr. Caravaglia- Questioned the comments made by the health dept about changing the previous submitted plans. Mr. Happy explained those plans are no longer the ones he is seeking but choosing the ones he designed. Mr. Ruschke explained that before obtaining any building permits the health dept would need to sign off on the plans.

Mbr Fahrer- Clarified with Mr. Ruschke that no grading is being disturbed for steep slopes. Mr. Happy stated that on the 2nd floor the windows would be extended 6in.

Mbr. Napolitano- Clarified the property is staying a 2br just like the existing house. The current kitchen would be a bdr and the current bdr would be a study.

No public questions/testimonies

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

AYES- Fahrer, Roman, Caravaglia, Kussoff, Napolitano

Robyn Valley, Esq- Representing the applicant. The applicant is seeking to extend the deck with stairs seeing rear and side yard setbacks.

Michael Alfieri (431 Princeton Ave.)- Member of Lynx Asset Services and owner of 12 Overlook Dr. The applicant bought this application in foreclosure and it currently updating it to code. Mr. Alfieri explained that the current property does not fit within the building envelope. There are no changes to the exterior of the property. It was stated that the neighbor to the right had concerns about brush and privacy. Mr. Alfieri provided shrubby along his property.

Open to Board Professionals

John Ruschke, PE- Questioned the current patio and what was existing or not.

Jason Kasler, PP- Stated the property does not fit within the building envelope.

Open to Board Professionals

Mbr. Napolitano- Clarified with the applicant there is no current way to access the front door.

No public questions
David Kaller (135 W Ward St)- Builder for the applicant. This current builder has been working on the interior of this building. Mr. Kaller stated if the board members approve this application he would follow the plans made by Zimmerman architects. The applicant is seeking to renovate the existing upper and lower decks. The upper deck is the main entry way from the street and it would be rebuilt to be safe and efficient. Showed Exhibit A-1 and A-2 of the most recent trees built by the neighboring property.

Open to Board Professionals

Jason Kasler, PP- Clarified to line up the railings with the deck.

Open to Board Members

There was clarification that there would be railings along the steps and no steep slopes are required.

No public questions/comments

Robyn Valley, Esq- Stated this application has a unique topographical condition and there would be no deterrent to the public good.

A motion to approved this application based on condition was made by Mbr. Fisher, seconded by Mbr. Caravaglia and by all board members able to vote.

AYES- Fisher, Caravaglia, Roman, Fahrer, Kussoff, Napolitano

Matt Hettinger (4 Tomahawk Tr.)- Applicant is seeking to install 8x8 shed. The property is 20ft deep and if the applicant followed the setback requirement the shed would be located in the middle of the yard. The applicant is located on a corner lot and there is nowhere else to locate the shed.

No questions from the Board Professionals

Open to Board Members

It was discussed there would be no patio under the shed, but gravel. It was stated to change the application setbacks to Shed Rear Yard – 10’ required; 2’ proposed and Shed Side Yard Setback – 5’ required; 2’ proposed.

No public questions or comments

A motion to approve this application as submitted was made by Mbr. Fahrer, seconded by Mbr. Roman and approved by all board members able to vote.

AYES- Fahrer, Roman, Fisher, Caravaglia, Kussoff, Napolitano

OLD BUISNESS/ NEW BUISNESS
NONE

Meeting adjourned at 8:27 PM

Minutes Approved: May 16, 2018 Melissa Unrath, Board Secretary.