TOWNSHIP OF DENVILLE
BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES

August 1, 2018

The Board of Adjustment of the Township of Denville held its scheduled reorganization meeting on Wednesday, August 1, 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 Roman, Krista Kussoff, Dan Napolitano, Christine Hong, Tim Wagner, Harry Fahrer, Adam Caravaglia
Absent: Ed Moroney, Tim Fisher

Prof. Present: Larry Wiener, Esq., Jason Kasler, PP, Samantha Anello, PE

MINUTES:
A motion to approve the minutes from 7/11/2018 was made by Mbr. Roman, seconded by Mbr. Hong and unanimously approved by all members able to vote.

ROLL CALL:  Ayes – Roman, Hong, Fahrer, Kussoff, Napolitano

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

RESOLUTIONS:

BA 17-21  Harry Fahrer
26 Evergreen Rd
Block 30501, Lot 50

A motion to adopt this resolution was made by Mbr. Wagner, seconded by Mbr. Kussoff and unanimously approved by all members able to vote

AYES- Wagner, Kussoff, Roman, Hong, Napolitano

BA 18-22  Chichao Yu
85 E Glen Rd
Block 61502, Lot 13

A motion to adopt this resolution was made by Mbr. Fahrer, seconded by Mbr. Roman and unanimously approved by all members able to vote
AYES- Fahrer, Roman, Kussoff, Hong, Napolitano

PUBLIC HEARINGS

Paul Fletcher- Engineer for the application and still sworn under oath. Mr. Fletcher explained the changes to the previous plans. The revised plans show the retaining wall, topography and the existing trees that would be removed. There were also landscaping plans submitted to show proposed trees and shrubbery. It was stated that the driveway was widen from 12ft to 14ft. The limit of disturbance in the 30% range was reduced to 26% rather than 41% in the previous application. In regards to Mr. Ruschkes memorandum Mr. Fletcher stated he would comply with all his recommendations and or comments. All utilities would be entering through the driveway. The variances for steep slopes are a C1 and C2 criteria, there are no other options to build on this lot and the applicant has done all the necessary precautions to minimize the disturbance.

Open to Board Professionals

Samantha Anello, PE- Clarified which trees that are coming down close to lot 70 and the appropriate fill that needs to be put into place. Ms. Anello stated the appropriate basin should collect any over flow of water into the surrounding lots.

Jason Kasler, PP- Questioned the engineer if there would be adequate room for 3 cars to park. Mr. Fletcher stated 3 cars can fit within the driveway. It was also clarified the storage above the garage would not be finished as of now.

Open to Board Members

Mbr. Caravaglia- (Note Mr. Caravaglia did not listen to the previous meeting and is unable to vote on this application) Question the application if the house can be reduced anymore and not disturb as much of the steep slopes. It was stated by both by the applicant and engineer that the house has already been reduced in size. Also, the size of the house is in character with the other surrounding houses.

Mbr. Kussoff- Mentioned that she would prefer to see another tree planted rather than the pear tree. She stated that those kinds of trees are very invasive.

Mbr. Hong- It was stated there are no plans to install a fence along the property. It was discussed that any storm water drainage on the roadway is covered by the DPW and any drainage on the property is to be maintained by the homeowner.

It discussed that any impervious coverage calculations are going to be a condition within the resolution and must be completed before the engineer would sign off on the plans.

Open to the public for questions

Ali Sheidemann (13 Alpine Dr)- Questioned if the applicant considered moving the seepage pit after revising the plans. It was stated that the seepage pits were not changed and any overflow of water would not be a problem to the surrounding neighbors.

Darlene Mould (4 Mirador Ct)- Questioned the location of the driveway in relation to her property. It was stated that the new property would be higher than her residences, but the driveway would not affect her. Ms. Mould questioned the height of the house and it was stated it would be built at 32ft from the grade.
There was a discussion about the re-location of the seepage pit.

There was a break from 8:19-8:27 for the residents to review the application and plans.

**Paul Fletcher, PE**- Stated that after the review the seepage pit would be relocated to the diagonal side of the proposed house. If there should be any run off it would go down to the gutters of mirador court.

No more public testimonies.

A motion to approve this application with conditions was made by Mbr. Fahrer, second Mbr. Kussoff and approved by all members able to vote

AYE- Fahrer, Kussoff, Roman, Wagner, Hong, Napolitano

**OLD BUSINESS- NONE**

**NEW BUSINESS**

Chr. Napolitano discussed the curfew of the Zoning Board meetings and if other board members were willing to call other towns to see if they have curfews

Meeting adjourned at 8:39 PM

Minutes Approved: September 26 ,2018 Melissa Unrath, Board Secretary.