The Board of Adjustment of the Township of Denville held its scheduled regular meeting on Wednesday, September 4, 2019. The meeting was held in the Municipal Building, 1 St. Mary's Place and commenced at 7:00 P.M.

Secretary Unrath read NOTICE OF PUBLIC MEETING.

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

MINUTES:
Motion to adopt the minutes from August 7, 2019 was made by Mbr. Fisher, seconded by Mbr. Fahrer and unanimously approved by members able to vote.

PURCHASING: None

RESOLUTIONS: None

PUBLIC HEARINGS

BA 19-24 Gary Murden
39 Landing Trail
Block 40602, Lot 199

Gary & Denise Murden (39 Landing Trail)- Applicant is seeking to expand an existing deck and install a new shed on the side of the property. The applicant stated where the proposed shed is to be located is the only leveled spot on the property.

Open to Board Professionals

John Ruschke, PE- It was stated that the denial letter should be revised to show the applicant is seeking a rear setback and not a side yard.

Jason Kasler, PP- It was questioned and answered that there would be no electric or plumbing to the shed.

Open to Board Professionals

Mbr. Titze- It was discussed to know the actual dimensions of the deck and the measurements from the property line.

Mbr. Caravaglia- It was stated that there would be crushed stone with the foundation on top.

It was discussed to have the applicant go home and measure his current deck size and setback from his property line and come back to the meeting.
Peter Rolandelli – Owner of 385 Diamond Spring Rd. Mr. Rolandelli explained that he replaced an existing shed without a permit and wasn’t aware that it needed a variance.

Michael Mcnichols- currently resides at 385 Diamond Spring Rd and is the son in law of Mr. Rolandelli. The property is located on a corner lot and has two front yards. There is no other location on property for a shed to be located. Mr. Mcnichols is also proposing a 4ft semi private fence to be extended from an already existing fence. It would be approximately 4ft from the property line.

Open to Board Professionals

Jason Kasler, PP- It was discussed that the platform from the back of the house to the proposed shed is approximately 5 ½ ft.

Open to Board Members

The board members questioned the location from the fence to the property line/ Diamond Spring Rd. The applicants were unsure of the exact measurements. It was discussed that the shed and fence are located 3 ft away from each other. The fence is located 6ft from Entrance Way. The board members discussed if there would be a visibility issue with the neighbor. Larry Wiener stated that is not the boards responsible to estimate the distance between the shed and property line. Also, the exact shed calculations. It was discussed to have the application hire a land surveyor to get the exact calculations for his property.

The application has been carried to September 18th without further notice.

Justin Calta, Esq- Representing the applicant. The applicant is seeking to construct a shed at the rear of her property. The house is located on a corner lot, therefore her “rear” property is the front property requiring a variance for the shed.

Amanda Grey (140 Franklin Rd)- Owner of the property. Mrs. Grey stated that the shed would be for additional storage. Exhibit A1 is a survey of the property to show where the proposed shed would be located and an already approved fence. It was explained the property has a rock wall that slopes down from the rear of the property. Mrs. Grey stated it would not be possible to put the shed anywhere on the property because of the location of the driveway and the rock wall. Exhibit A 2 is a picture of the proposed shed. There would be no plumbing or electric for the shed.

Open to Board Professionals

Jason Kasler, PP- Questioned if there are any trees to have coverage of the shed and Mrs. Grey stated that the shed abuts Tammany Trail which already has existing bushes.

Open to Board Members

Mbr. Caravaglia- Questioned the distance between the shed and fence. The applicant was unaware of the exact distance but is willing to make it a condition to have adequate distance.
Break 8:18- 8:25

The applicant stated it would put as a condition to have the shed placed a minimum of 10ft away from the property line. It was stated the applicant is willing to put a 2ft buffer between the fence and shed. Also, a 6ft space between shed and house.

There are no public questions/ comments.

A motion to approve the application with conditions was made by Mbr. Fahrer, seconded by Mbr. Moroney and approved by all members of the board.

AYES- Fahrer, Moroney, Fisher, Caravaglia, Wagner, Hong, Napolitano

BA 19-28 Thomas Woods 61 Riverside Dr Block 50404, Lot 18

Thomas & Mary Woods (61 Riverside Dr)- Applicant is seeking to replace an existing deck with the same dimensions as to what is currently there, requiring a variance for a rear yard setback. The property is irregular shaped and any addition would require a variance.

Open to Board Professionals

Jason Kasler, PP- Clarified there would only residential lighting.

Open to Board Members

It was discussed that from the edge of the deck to the property line it would be approximately 9ft. The proposed deck would be the same dimensions as the existing deck.

No questions/ comments from the public

A motion to approve this application was made by Mbr Moroney, seconded by Mbr. Fisher and approved by all members able to vote.

AYES- Moroney, Fisher, Caravaglia, Fahrer, Wagner, Hong, Napolitano

…Continued  BA 19-24 Gary Murden 39 Landing Trail Block 40602, Lot 199

Gary Murden (39 Landing Trail)- Stated the existing deck is 13 x 12ft and he is proposing a 16 x 21 ft deck. The total deck would be 336 sq. ft with minimum setback of 30 ft.

No questions from Board Professionals/ public

It was discussed by the board members that the deck dimensions were not exact to allow for a 23ft set back from the corner of the deck to the property line. As a condition the stairs must be within the 23 ft setback and closest to the house.

A motion to approve the application for both the shed and deck with conditions was made by Mbr. Moroney, seconded by Mbr. Hong and approved by all members able to vote.

AYES- Moroney, Hong, Fisher, Caravaglia, Fahrer, Wagner, Napolitano
OLD BUSINESS- NONE
NEW BUSINESS

The Board members discussed to come up with a checklist for shed and deck applications.

Meeting adjourned at 9:06 PM

Minutes Approved: September 18, 2019  Melissa Unrath, Board Secretary.