The Board of Adjustment of the Township of Denville held its scheduled regular meeting on Wednesday, June 3, 2020. The meeting was held virtually via Blue Jeans and commenced at 7:00 P.M.

Secretary Unrath read NOTICE OF PUBLIC MEETING.

Both the Federal and State governments have declared a state of emergency in response to the outbreak of the Covid-19 Virus, that prohibits all gatherings of more than 10 people and requires social distancing. In an effort to continue to Zoning Board of Adjustment business, this meeting is being conducted via BlueJeans, a video conferencing service, that allows the Board, its professionals, applicants and members of the public to participate. Participation can take place via video or telephone conference. Access information was posted on the Township’s Website under latest news. All participants will be muted until called upon.

ROLL CALL:
Present: Dan Napolitano, Tim Wagner, Tim Fisher, Adam Caravaglia, Christine Hong, Chris Titze, Kurt Senesky, Edward Moroney, Krista Kussoff

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

Minutes- Purchasing- None

Public Hearing

BA 19-38
Mark Tedesco
97 Highland Trail
Block 40815, Lot 1700.01

Chr. Napolitano- Stated that this is a continuation hearing from May 6th

Stated Mbr. Kussoff excused from this application.

Rich Tkach – Still sworn under oath. The applicant submitted revised drawings. The new plans show the entrance to mud room is now coming from the front porch to eliminate stairs from side of the house. There is now an access way from the bedroom to the storage area above the garage. The plans now show a landing off the back steps to grade.

Fred Stewart, PE- Still sworn under oath. The revised plans were submitted on May 20,2020. The slope of the driveway was shifted to have the trench drain now run into the drywell at the end of the driveway. The steps from the deck are now to grade. There is a proposed cat walk that runs along the rear of the house to the back side of the property. The plans now show the rear of the porch at 8 1/2 ft. There is an additional variance that was added for a 5% grade within the first 20 ft of the proposed driveway. The Zoning regulates only allows 2%. A grinder pump was also added to the plans.

Open to Board Professionals
**Samantha Anello, PE**- There was a discussion about the proposed catwalk coming from the garage. Mr. Stewart explained the catwalk starts at the corner of the garage and runs along the garage to the backside of the house and ends at the stairs. The catwalk would be at driveway level. It was also questioned and answered that there is no patio proposed coming from the basement level.

**Jason Kasler, PP**- It was discussed that you could enter the catwalk from the driveway and the retaining wall is below the proposed catwalk.

Open to Board Members

**Mbr. Moroney**- It was stated that a railing would need to be added to the catwalk.

**Mbr. Caravaglia**- It was questioned and answered that there was no additional disturbance to sleep slopes for the stairs or catwalk.

**Mbr. Hong**- It was questioned if the open area above the garage would be used as a closet or storage area. Mr. Tedesco stated that it would be used as a walk-in closet and storage. Also is aware that the boiler is located in that area. Mbr. Hong expressed concern for the details on the plans and to have the applicant look at them closely to make sure that it is exactly what they want before all final approvals.

**Mbr. Titze**- Clarified with Mr. Tkach that the catwalk is also similar to a boardwalk which was shown on the plans.

**Chr. Napolitano** – Questioned the rear elevation and the height of the back of the house to ground level of the garage. Ms. Anello showed a screen share to show the first floor is 610.50 and the garage level is 603.25. The elevation difference between the floor is approximately 7.25 ft. The architectural plans should be updated to show correct elevation

No public questions or comments

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

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

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<tr>
<th>BA 20-04</th>
<th>Hertha Trenkle</th>
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<td>Block 50501, Lot 1</td>
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**Hertha Trenkle (97 Morris Ave)**- Applicant is seeking to construct a deck of the back of her house. There are currently bricks in the back yard and it is hard to maintain. The proposed deck would have no railings except by the stairs. The lot is narrow and non-conforming to today’s setbacks. The applicant is requesting a left and right setback.

Open to Board Professionals

**Jason Kasler, PP**- Clarified the deck is 2ft from the ground.

Open to Board Members
Mbr. Hong- Clarified the deck would come right from the kitchen door and there would be no step down. It was questioned how far the septic would have to be from the proposed deck. Ms. Anello stated there are no required setback and, in some cases, decks are built over septic systems.

A motion to approve this application as submitted was made by Mbr. Hong, seconded by Mbr. Fisher and approved by all members of the board.

No public questions or comments

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

BA 20-02 James Lavin
19 George St
Block 60701, Lot 3

James Lavin (19 George St)- The applicant is requesting to construct an addition and build an open porch in the front of their house. Mr. Lavin stated that their house is located close to Route 80 and it is too loud for the porch to be built in the back of the house. The porch would need a front yard variance of 28 ft where 25ft is required. The applicant is also building a mudroom where it was discussed that a side variance is needed and was not stated on the denial letter. Mr. Lavin described other changes to the house and additions, but those changes do not require a variance.

Open to Board Professionals

Samantha Anello, PE- It was clarified the grade would not be changed and the addition would be built up to the existing structure. The applicant would also need to apply for a tree removal permit. It was also discussed that the roof drains would not affect the surrounding neighbors.

Jason Kasler, PP- It was discussed to have the mudroom addition brought in approximately a foot so it wouldn't be too close the driveway and the applicant agreed to that change. It was stated that 3 ½ ft was added to the front setback to include the front porch steps

Open to Board Professionals

Mbr. Senesky- Stated that the resolution should mention the added side yard variance for the northwest addition of the property.

Mbr. Hong- It was discussed the large tree in front of the property would remain and it was stated by Mr. Lavin they might just trim the tree to be smaller.

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

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

Meeting adjourned at 8:22 PM

Minutes Approved: June 17, 2020 Melissa Unrath, Board Secretary.