The Board of Adjustment of the Township of Denville held its scheduled regular meeting on Wednesday, April 15, 2020. The meeting was held virtually via BlueJeans and commenced at 7:00P.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:

Motion to approved the minutes from April 1, 2020, was made by Mbr. Hong, seconded by, Mbr. Fisher and unanimously approved by members able to vote.

Motion to approved the minutes from February 19, 2020, was made by Mbr. Hong, seconded by, Mbr. Senesky and unanimously approved by 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. Moroney and unanimously approved by members able to vote.

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

PUBLIC HEARING:

BA/ PSP/FSP 19-01(A) QuickChek Corporation
3150 Route 10/ 385 Franklin Rd
Block 20801, Lot 4 & 26
Application has been carried to June 17th without further notice.
Theresa Albarella (17 Birch Run Ave)- Applicant is seeking a side yard setback to replace a shed that was deteriorating. The required side yard setback is 15ft and applicant stated she is proposing a 5ft setback. The proposed shed would be a little closer to the driveway.

Open to Board Professionals

Samantha Anello, PE- It was clarified the base of the shed would be on gravel.

Jason Kasler, PP- It was discussed that the doors of the shed would be faced away from the fence. There would be no electric or plumbing in the shed.

Open to Board Members

Mbr. Senesky - It was questioned and answered that the neighboring house is about 48 ft from the proposed shed.

Mbr. Caravaglia - It was questioned and answered the fence is 2ft from the proposed shed.

Mbr. Hong - It was discussed the original shed is located in a non-conforming location.

Mbr. Titze - It was stated that the doors of the shed would be facing away from the neighboring property.

Chr. Napolitano - It was discussed the picture submitted with the application would differ slightly from the proposed shed.

No public questions or comments

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

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

Meredith Webb (42 Garwood Trail)- Stated they want to replace deteriorating steps with a deck that runs along the side of their house. The closest part of that deck would be 2 ft from the property line. The existing deck and platform are 4ft from the setback.

Open to Board Professionals

Samantha Anello, PE- It was questioned and answered the platform is currently 4ft from the property line. Ms. Anello stated that 2ft is very close to the neighboring property line and an access way might have to be granted to construct the deck/steps.

Jason Kasler, PP- It was discussed that no flood lights would be proposed and to put landscaping in between the two properties.

Open to Board Members

Mbr. Kussoff- It was questioned if there was another option for egress and ingress but the applicant stated no.
Mbr. Moroney- It was discussed that the furthest platform is 8ft from the property line.

Mbr. Caravaglia- It was questioned and answered that this application does not require steep slopes.

Mbr. Hong- Stated that she is concerned with the 2ft setback and being so close to the neighboring property.

Mbr. Titze- Presented the applicant with a revised plan that would have the new steps starting where the existing steps are currently. The deck would also be angled by the steps to allow for a 4ft setback and then to leave the rest of the deck as originally proposed.

Chr. Napolitano- Expressed concern for a 2ft setback. There was more discussion about making it an 8ft deck instead of the proposed 10ft.

The applicant stated they would be agreeable to a 4ft setback with an angled corner.

Larry Wiener stated that he would draft a resolution with a 4ft setback and describing the new designed based on the comments from the board members.

No public questions or comments

Resolution of approval would be carried to May 6th with revised plans based on the comments by the board with a 4ft setback

A motion to approved the applicant with revised plans was made by Mbr. Hong, seconded by Mbr. Moroney and approved by all members of the board.

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

No New or Old Business

Meeting adjourned at 9:00PM
Minutes Approved: May 6, 2020 Melissa Unrath, Board Secretary.