

February 15,2017

**Denville Township
Board of Adjustment
Meeting Minutes**

February 15, 2017

The Board of Adjustment of the Township of Denville held a scheduled regular meeting on Wednesday, February 15, 2017. The meeting was held in the Municipal Building, 1 St Mary's Place and commenced at 7:00pm Chr. Dankos presided.

Secretary Unrath read NOTICE OF PUBLIC MEETING

ROLL CALL:

Present: Adam Caravaglia, Daniel Napolitano, Harold Fahrer, Sally Dankos, Dan Roman, James Rodimer, Tim Fisher

Absent: Brian Bergen, Ed Moroney, John Ruschke, PE

Prf. Present: Larry Weiner, Esq., Jason Kasler, AICP, PP,

Meeting Minutes

A motion to adopt the January 18,2017 minutes was made by Mbr Napolitano, seconded by Mbr Rodimer and unanimously approved by all members able to vote.

PURCHASING

Motion to pay vouchers submitted by **Mott Macdonald** subject to the availability of funds, was made by Mbr. Rodimer, seconded by Mbr. Napolitano 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. Rodimer, seconded by Mbr. Napolitano 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. Rodimer, seconded by Mbr. Napolitano and unanimously approved by members able to vote.

RESOLUTIONS

BA 16-24 **Fredrick Hyatt
18 Lenape Trail
Block 40909, Lot 30**

A motion to adopt this resolution of approval was made by Mbr. Rodimer, seconded by Mbr Napolitano and unanimously approved by all members able to vote.

Ayes- Rodimer, Napolitano, Roman, Caravaglia, Dankos

Public Hearing

BA 17-02 **Stephanie Lucas
44 North Shore Rd
Block 41004, Lot 14**

Stephanie Lucas (44 North Shore Rd)- applicant sworn in and testified. The current house is outdated and needs some updating for her growing family. This is an unusual house location where applicant does not have any neighbors to the left or right of the property. The whole yard is basically a front-yard. The applicant does not believe the updates will have an impact on the surrounding neighbors.

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No questions from the professionals

Jeffrey McEntee (59 Broadway) Sworn in as a professional architect. The current house is a single-family ranch 3bdr and 1 bath. Drawing A-1 shows the first-floor addition with a master suite, open kitchen, dining room, pergola and new entrance way. Drawing A-2 shows the front elevations and reconstruction of the existing roof. The master bedroom will have a higher roof profile for aesthetic purposes. Rendering R-1 is the colored version of the front elevations. R-2 are the existing front elevations and aerial view of the existing property. R-3 shows the enlarged site plan. Mr. McEntee further explains the front yard setback that requires the variance. The current setback from the bedroom is 39ft, kitchen is 18.1ft and the foyer is 9ft. The setback requirement is 25ft from section 19.5.1109B.

Jason Kasler, PP- Clarifies that the applicant is not adding a fireplace, but replacing an existing one. Mr. Kasler states that all exterior lighting will be residential lighting.

Open to the board members

Mbr Fahrer- Clarifies with Mr. McEntee where the property lines begin and where the measurements were taken. The board members also get clarification on how the setback variances were written out on the application.

Mbr. Roman- No comments

Mbr. Rodimer- No comments

Mbr. Caravaglia- No comments

Mbr. Napolitano- Clarifies the height of the house. Ms. Lucas states the height of the Master bedroom will be a higher roof, but no second floor will be added.

Chr. Dankos- No comments

No public testimonies

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

AYES- Napolitano, Fisher, Rodimer, Roman, Caravaglia, Fahrer, Dankos

OLD BUSINESS

None

NEW BUSINESS

None

Meeting adjourned at 7:25

Board Secretary, Melissa Unrath

Minutes Approved: March 1, 2017