

July 2, 2025

**Township of Denville
Board of Adjustment
Regular Meeting Minutes**

July 2, 2025

The Board of Adjustment of the Township of Denville held its regular meeting on Wednesday, July 2, 2025. The meeting was held in the Municipal Building and commenced at 7:00 pm.

Vice Chair Hong led flag salute

Board Secretary Stroisz read **NOTICE OF PUBLIC MEETING**

ROLL CALL:

Present: David Kratz, Joseph Whitney, Christine Hong, Carlos Duarte, Patrick Byrne

Absent: Chris Titze, Tim Fisher, Kurt Senesky, Ed Moroney, Jason Kasler, AICP, PP

Professionals Present: Alyse Hubbard, Esq., Samantha Anello, PE

PURCHASING:

Mott MacDonald (7)

A motion to approve the invoices was made by Mbr. Whitney, seconded by Mbr. Kratz and approved by all members able to vote.

AYES: Whitney, Kratz, Hong, Duarte, Byrne

RESOLUTIONS:

BA 25-11 Peter Borboroglu *(no vote: Kratz, Duarte, Byrne)*
37 Hillcrest Drive
Block 61101, Lot 15

A motion to approve this resolution was made by Mbr. Whitney, seconded by Mbr. Hong and approved by all members able to vote.

AYES: Whitney, Hong

BA 25-10 Brian Bergen *(no vote: Kratz, Whitney, Duarte, Byrne)*
116 West Shore Road
Block 40509, Lot 205

A motion to approve this resolution was made by Mbr. Hong and approved by Mbr. Hong, who is the only member able to vote.

AYES: Hong

PUBLIC HEARING:

BA 25-02 John Pezzuti
49 Sunset Trail
Block 41112, Lot 158

John Pezzuti SWORN – seeking relief to construct a shed in the front yard of his home as the rear yard tends to flood. Tried to locate it in the side yards but he doesn't have the square footage and was denied.

OPEN TO THE PROFESSIONALS

Samantha Anello, PE – six feet from the side and front yards is being proposed. Ms. Anello noted that the edge of pavement is significantly further away which will set the shed back even more and won't impair and line of sight for the neighbors or drivers. Proposed to be 8 ½ feet tall with 6 inches of gravel underneath. No lights, electric proposed.

OPEN TO THE BOARD

Mbr. Katz – no trees are being removed

Mbr. Byrne – shared a photo of the proposed shed, Exhibit A1. with the door facing the house.

Vice Chair Hong – fence on survey is not actually on property, just post. The wood was rotting and will be replaced in time. Will apply to the building department for permits to rebuild. Existing shrubbery will screen the shed from view.

OPEN TO THE PUBLIC

CLOSED TO THE PUBLIC

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

AYES: Whitney, Duarte, Kratz, Byrne, Hong

Adjournment: 7:15pm

Minutes approved August 6, 2025

Dagmara Stroisz, Board Secretary