# MINUTES OF THE MENDHAM BOROUGH BOARD OF ADJUSTMENT December 6, 2016

## Garabrant Center, 4 Wilson Street, Mendham, NJ

## **CALL TO ORDER**

The regular meeting of the Mendham Borough Board of Adjustment was called to order by Mr. Seavey, Chair, at 7:30PM at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

### **OPENING STATEMENT**

Notice of this meeting was published in the *Observer Tribune* and in the *Daily Record* on January 28, 2016 in accordance with the Open Public Meetings Act and was posted on the bulletin board of the Phoenix House.

### **ROLL CALL**

Mr. Palestina - Absent Mr. Peck - Present Mr. Peralta - Absent Mr. Ritger - Present Mr. Seavey - Present Mr. Smith - Present

Mr. Sisson - Present

Alternates: Mr. Reilly, Alternate I – Absent

Ms. Glassner, Alternate II - Present

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## **MINUTES**

Mr. Ritger made a motion to approve the minutes of the regular meeting of October 6, 2016 which was seconded by Mr. Smith. On a voice vote, all eligible voters were in favor and the minutes were approved, as written.

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## **PUBLIC COMMENT**

Mr. Seavey opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

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## **EXTENSION REQUEST**

BOA #09-15 15 West Main LLC

15 West Main Street Block 301, Lot 39 Preliminary and Final Major Site Plan "D" & "C" Variance

Present: Mr. Tom Malman, Attorney for Applicant

Mr. Malman explained that the applicant is requesting a one year time extension from March 1, 2017 to March 1, 2018 as several permits and approvals are still needed to commence construction. The memorialized resolution on March 1, 2016 had specified that the variance relief would expire in one year (March 1, 2017) if the applicant had not commenced construction.

There being no comments, Mr. Seavey made a motion to extend the deadline to March 1, 2018 and Mr. Peck seconded.

ROLL CALL: The result of the roll call was 6 to 0 as follows:

In favor: Glassner, Ritger, Sisson, Smith, Peck, Seavey

Opposed: None Abstain: None

The motion carried.

### **APPLICATION**

BOA #6-16 Ms. Keri Higgins

**6 Hillcrest Ave** Block 602 Lot 16

"C" Variance - Garage to house attachment

Present: Mr. and Mrs. Higgins, Applicant

Mr. Douglas Ascal, Architect

Mr. Hansen reviewed his completeness report dated November 17, 2016 and stated that there are still two outstanding checklist items that the Board needs to take into consideration, checklist item # 16, the scale of the plans, and checklist item # 39, the front, side, and rear setback lines. Mr. Seavey explained that the Higgins residence should be viewed as a corner lot as their house is located on the corner of Hillcrest Place and Hillcrest Avenue, and therefore the setback line from Hillcrest Place should be adjusted to 50 feet, the required front yard setback for their residential zone. Mr. Hansen clarified the definition of a corner lot, and that the site plan needed to reflect such with their setback lines. Mr. Germanario mentioned that the public notice needed to include that the variance was for a front yard setback with respect to Hillcrest Place. The applicant agreed to comply with the Board's request and have their application heard at the January 5, 2017 meeting.

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#### **ADJOURNMENT**

There being no additional business to come before the Board, Mr. Seavey made a motion to adjourn the meeting and on a voice vote, the meeting was adjourned at 8:30pm.

The next regularly scheduled and reorganization meeting of the Board will be held on **Thursday**, **January 5**, **2016 at 7:30PM** at the Garabrant Center, 4 Wilson Street, Mendham, NJ.

Respectfully submitted,

Carolyn Mazzucco

Carolyn Mazzucco Board Secretary