

**RESOLUTION:**

**Semeraro, 33 Aqueduct Avenue, Block 2206, Lots 6, 7, 8**

**Motion** by Hebert, second by Quigley to memorialize the resolution as submitted. Yes votes from Aikey, Driesse, Hart, Shuttlesworth, Dolengo. Motion Carried.

**ADMINISTRATIVE:**

**Global Lift Truck/Minimax, 10 Irving Place, Block 4401, Lot 14**

Use Variance Extension

Peter McArthur, Esquire represented Global Lift. Mr. McArthur stated the applicant is seeking a Use Variance extension that was granted in April of 2018. Mr. McArthur stated the applicant was delayed in constructing the cement business because of delays by the Department of Environmental Protection and now has all the outside approvals needed to move forward.

**MOTION** by Driesse, second by Dolengo to grant the one year Use variance extension to May of 2021. Yes votes from Aikey, Driesse, Hebert and Dolengo. Motion Carried.

**PUBLIC HEARING:**

**Anello, 22 Foothills Drive, Pompton Plains, Block 202, Lot 4**

Height, Impervious Coverage and Accessory Building

**Thomas Molica**, Esquire, represented the applicant.

**Fred Meola**, Engineer, for the applicant, sworn.

**David Troast**, Planner, for the applicant, sworn.

Also present, **Bridget Lombardozi**, Court Reporter, for the applicant.

There will be a verbatim transcript of this proceeding, which will be attached to the minutes.

There was a lot of discussion regarding recommendations the Board had with regard to this application, therefore, Mr. Molica asked the Board for an adjournment and a Special Meeting to be held on October 8<sup>th</sup>. The Board agreed to the Special Meeting along with an extension of time to October 8<sup>th</sup>, 2020.

**Camp Auto and Truck Parts, 12 Industrial Road, Block 4402, Lot 9**

Waivers for Use Variance

**Steven Schepis**, Esquire represented the applicant.

Mr. Schepis went over one by one the waivers as requested from the required Township Checklist and asked for waivers from the following: number one the Surface Water Management Plan, Mr. Schepis stated there will be no impervious coverage because there will be no construction on the site; number two Morris County Soil and Conservation District review, Mr. Schepis stated there will no site disturbance; number three Morris County Planning Board, Mr. Schepis stated the property does not front on a county road; number four partial waiver for stripping of the parking lot because the existing conditions will remain; number five existing conditions because there will be no changes to the property; number six all existing utilities are to remain as is; number seven topographical survey because the property is flat; number eight location of utilities, all utilities are located in the rear of the building which cannot be seen from the roadway; number nine service letters from utility companies because no utilities will be changed.

Ms. Hartmann explained that the applicant is just before the Board for their waivers and if and when the waivers are granted by the Board she will deem the application complete and set a date for appearance before the Board. Ms. Hartmann stated the applicant is requesting a vehicle storage-tow truck yard which will contain vehicles towed to the site. A vehicle storage yard is not permitted in the area therefore they will be coming to the Board for a Use Variance.

**MOTION** by Driesse, second by Melleno to grant the waivers. Yes votes from Aikey, Driesse, Hebert, Hart, Melleno, Quigley and Dolengo. Motion Carried.

**Guardino, 150 Mountain Avenue, Block 501, Lot 7**  
Front Yard Setback

**Steven Schepis, Esquire**, represented the applicant.

Mr. Schepis explained to the Board that the property has some hardship issues given the fact that the property is sloped. Because of the sloping conditions the applicant is asking to move his proposed dwelling fronting on Mountain Avenue to 29.9 feet where 50 feet front yard setback is required. The property has two front yards one on Mountain Avenue and the other on DeBow Terrace. The proposed dwelling will have an established front yard on DeBow Terrace and secondary front yard on Mountain Avenue with a front yard setback of 29.9 feet, therefore, requiring a variance.

**Joseph MianECKi, Engineer**, for the applicant, sworn.

Mr. MianECKi stated the property is located on a corner lot on DeBow Lane and Mountain Avenue. The previous house was demolished so the property is vacant. The property located 150 feet to the west is mildly sloped and then the property slopes greatly once you pass that area. The property is 450 feet deep. If the house was placed at the 50 foot front yard setback on Mountain Avenue the first floor elevation would have to be 15 feet higher than grade and require 13 steps to get to the