

Board of Adjustment 12/12/2011

A regular meeting of the Board of Adjustment of the Township of Roxbury was held on Monday, December 12, 2011 at 7:00 p.m. with Chairman Edward Data presiding. After a salute to the flag Mr. Data read the Open Public Meetings Act.

BOARD MEMBERS PRESENT:

Mr. Grossman, Ms. Dargel, Mr. Giardina, Ms. Robortaccio, Mr. Data

BOARD MEMBERS ABSENT:

Ms. Darling, Mr. Damato, Ms. Kinback.

PROFESSIONAL STAFF:

Mr. John Hansen, P.E.

Mr. Russell Stern, P.P.

Mr. Larry Wiener, Esq.

Minutes of 11/14/11

Ms. Dargel made a motion to approve the minutes of November 14, 2011,

Ms. Robortaccio seconded.

Roll call: Ms. Dargel, yes; Ms. Robortaccio, yes; Mr. Data, yes.

RESOLUTIONS:

APPLICATIONS:

ZBA-09-00012 WDIFTK, LLC, 120 DAY EXTENSION FOR PROPERTY LOCATED AT HILLSIDE AVENUE, BLOCK 5203 LOT 46, IN A R-3 ZONE.

Ms. Dargel made a motion to approve a 120 day extension for WDIFTK property located at Hillside Avenue, Succasunna, Ms. Robortaccio seconded.

Roll call: Ms. Dargel, yes; Ms. Robortaccio, yes; Mr. Grossman, yes; Mr. Giardina, yes; Mr. Data, yes.

ZBA-11-020 DiTARANTO, PRE-EXISTING NON CONFORMING FOR PROPERTY LOCATED AT 194 EMMANS ROAD, FLANDERS BLOCK 5601, LOT 2 IN AN R-R ZONE.

Mr. Stern had reviewed the tapes on this matter and felt that this was a reasonable and justifiable request. The Board had further discussion on the principle structure (single family home) located in the center of the property and the accessory structure (carriage house) with a garage on the lower floor and an apartment on the upper floor being located in the front northerly portion of the property. The applicant provided credible and cogent proofs establishing that the use was established prior to the adoption of the Township Zoning Ordinance dating back to 1959.

Open to the Public; No one stepped forward. Closed to the Public.

Ms. Dargel made a motion to approve the application and draft of the resolution with all the stipulations and conditions. Ms. Robortaccio seconded.

Roll call: Ms. Dargel, yes; Ms. Robortaccio, yes; Mr. Grossman, yes; Mr. Giardina, yes; Mr. Data, yes.

ZBA-11-021 FALGIANO, BULK VARIANCE FOR PROPERTY LOCATED AT 5 ALEXANDRA ROAD, LANDING, BLOCK 11703, LOT 16 IN AN R-2 ZONE.

The Board reviewed the updated elevation drawings of the proposed pole barn type garage structure. The applicant noted that all dimensions for the 26' X 40' garage conform to all the requirements requested by the Board. There will be no utilities other than electricity in the new garage.

Open to the Public; No one stepped forward. Closed to the Public.

There was a discussion on the draft resolution for the 26' X 40' garage which was provided by Mr. Wiener.

Mr. Giardina made a motion to approve the application and draft of the resolution with conditions. Mr. Grossman seconded.

Roll call: Mr. Giardina, yes; Mr. Grossman, yes; Ms. Dargel, no; Ms. Robortaccio, no; Mr. Data, yes.

ZBA-11-022 ROXBURY REFORM TEMPLE, FINAL SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 215 SOUTH HILLSIDE AVENUE, SUCCASUNNA BLOCK 2802, LOT 20 IN A R-1 ZONE.

Gary R. Platt, Attorney for the applicant, 89 Headquarters Plaza North Tower 20th floor, Morristown, NJ, Mark Gimigliano & David Ensel of Dykstra Walker Design Group, 21 Bowling Green, Suite 204 Lake Hopatcong, NJ were sworn in.

Mr. Platt stated in reference to Mr. Sterns report dated December 8, 2011, an executed deed of right-of-way dedication for Hillside Avenue from the County Planning Board in the Site Plan Report dated May 26, 2010 was approved. Installation of the exterior emergency lighting will comply with the fire safety official and this will be done as soon as possible. All the inside lights have been installed. A new septic system will be installed to be certified, accepted and approved by the Township Health department. The parking lot drainage plan has been accepted by the Township Engineer Mr. Kobylarz. The downspout at the northwesterly building corner has been connected to the gutter (that was done last Thursday). A sidewalk on the easterly side of the building will be installed. The tree that came down in the last snow storm will not be replaced but the old basketball pole in the back of the parking lot will be leveled to the ground and removed. The required hedge type planting will be waived by the Board as the site looks very good.

In response to Mr. Hansens report: The floor lights in the back of the building shine on the parking lot area only and this is for security reasons. The existing concrete base in the back area of the parking lot will be removed. Their engineer will provide the necessary paperwork in reference to the 50 foot pavement taper along the County Road. The septic system has been approved by the Township Health Department.

Open to the Public: No one stepped forward. Closed to the Public.

Mr. Stern stated that the site looks really nice.

Ms. Robortaccio made a motion to approve this final site plan, Mr. Giardina seconded.

Roll call: Ms. Robortaccio, yes; Mr. Giardina, yes; Mr. Grossman, yes; Ms. Dargel, yes; Mr. Data, yes.

ZBA-10-010 LaRoy, Use VARIANCE & SITE PLAN APPROVAL FOR PROPERTY LOCATED AT LEDGEWOOD LANDING SHIPPING PORT ROAD, LANDING, BLOCK 10101, LOT 18, 19 & 20, IN A B-1A ZONE. This matter was carried to February 13, 2012

NEW BUSINESS:

Meeting dates for the Zoning Board during the calendar year 2012.

The dates were reviewed.

Ms. Dargel made a motion to approve the Zoning Board meeting dates for 2012, Mr. Giardina seconded.

Roll call: Ms. Dargel, yes; Mr. Giardina, yes; Ms. Robortaccio, yes; Mr. Grossman, yes; Mr. Data, yes.

Motion to adjourn the meeting was made at 7:31 p.m.

Zoning Board of Adjustment
Township of Roxbury
Dolores Tardive, Board Secretary
December 12, 2011