

**STILLWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
September 25, 2017**

A Regular Meeting of the Stillwater Township Zoning Board of Adjustment was held on Monday, September 25, 2017, at 7:35 p.m. at the Municipal Building in Middleville, New Jersey. The meeting was called to order by Attorney William Haggerty in accordance with the Open Public Meetings Act. The flag was saluted and roll call taken:

**MEMBERS PRESENT:** Mr. van der Haeghen, Mrs. Draghi, Mr. Wykoff, Mr. Sarni, and Mr. Lippencott.

**MEMBERS ABSENT:** Mr. Powell, Mr. Stachura, and Mr. Straub.

Attorney Haggerty stated that the Board will need to appoint a Chairman Pro-tem as neither the Chairman or Vice-Chairman are present this evening.

Mrs. Draghi made the motion to appoint Mr. Lippencott as Chairman Pro-Tem for the evening. Motion seconded by Mr. Sarni. Roll call vote: Mr. Sarni-Yes, Mrs. Draghi-Yes, Mr. van der Haeghen-Yes, Mr. Wykoff-Yes, and Mr. Lippencott-Yes.

**MINUTES:**

Mr. Sarni made the motion to approve the regular minutes and executive session minutes of May 22, 2017. Motion seconded by Mrs. Draghi. Roll call vote: Mr. Sarni-Yes, Mrs. Draghi-Yes, Mr. Wykoff-Yes, Mr. van der Haeghen-Abstain, and Mr. Lippencott-Yes.

**RESOLUTIONS:**

**Calendar #599-Perry Maio, Block 305, Lot 17**

Todd Hooker Esq. was present on behalf of the Applicant. It was noted that five Board Members are present this evening and there is a quorum. Attorney Haggerty confirmed that notice was provided. Also present this evening, Perry Maio, who was sworn in. Attorney Hooker gave a brief summary of the application. Mr. Maio stated that he purchased the home earlier this year and it was in very poor condition. He reviewed that he removed a deck and began to replace it and he received a stop work order. He stated that he did file for permits; however, he never followed through to see if the permits were issued and it appears that they were never approved. He stated that he did not know that he needed a variance. He stated that he stopped the work once he received the stop work order. The Board discussed the ingress and egress to the deck. The Board reviewed the plans and the drawings and the renovations that were done on the house. The Board discussed whether a side yard setback variance may be needed for the stairs and they continued to discuss the proposal. .

The hearing was opened to the public.

Allan Weimann man was sworn in and he stated that he has had a good relationship with the Applicant and he is doing a nice job renovating the house, which was in disrepair. He stated that he has no objections.

With there being no further public comments, the hearing was closed to the public at 8:02.

Mrs. Draghi asked about the Environmental Commission report and the driveway. Mr. Maio stated that he will take care of it once he is done with the construction and he plans on pouring concrete. He stated that two professional women will be renting the house.

Attorney Haggerty summarized the application and the relief being requested.

Mr. van der Haeghen made the motion to grant the approval. Motion seconded by Mr. Sarni. Roll call vote: Mr. Sarni-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. van der Haeghen-Yes, and Mr. Lippencott-Yes.

Mr. Sarni made the motion to waive the requirement for a memorialized Resolution. Motion seconded by Mr. van der Haeghen. Roll call vote: Mr. Sarni-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. van der Haeghen-Yes, and Mr. Lippencott-Yes.

Attorney Haggerty reviewed the variances for the front yard and the pre-existing side yard.

**BILLS**

Dolan & Dolan:	General	\$112.05
	Escrow-Becker	\$240.00
	Escrow-LC Service	\$240.00
	Escrow-Venezia	\$ 64.00
NJ Herald	Notice	\$ 6.60

Mr. Sarni made the motion to approve the bills, seconded by Mr. van der Haeghen. Roll call vote: Mr. Sarni-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. van der Haeghen-Yes, and Mr. Lippencott-Yes.

**OPEN TO THE PUBLIC:**

The meeting was opened to the public at 8:07 p.m. With there being no public comment, the meeting was closed to the public at 8:07 p.m.

**COMMITTEE LIAISON REPORT:**

Committeeman Gross stated that the Board should keep up the good work and he stated that it is not a good idea to commence construction without permits.

**ADJOURNMENT**

With there being no further business, a motion was made and seconded to adjourn the meeting at 8:08 p.m. In a voice vote, all were in favor.

Respectfully submitted,

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Alfia Schemm, Board Secretary  
10/17/17

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Eric Powell, Chairman