

**STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
April 24, 2017**

A Regular Meeting of the Stillwater Township Zoning Board of Adjustment was held on Monday, April 24, 2017, at 7:30 p.m. at the Municipal Building in Middleville, New Jersey. The meeting was called to order by Chairman Powell in accordance with the Open Public Meetings Act. The flag was saluted and roll call taken:

MEMBERS PRESENT: Mr. Powell, Mr. Stachura, Mrs. Draghi, Mr. Wyckoff, Mr. Straub, and Mr. Lippencott.

MEMBERS ABSENT: Mr. van der Haeghen and Mr. Sarni

MINUTES:

Mrs. Draghi made the motion to approve the minutes of March 27, 2017. Motion seconded by Mr. Lippencott. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wyckoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Abstain.

HEARINGS:

Calendar #596-Robert Venezia & Wailin Lee Diaz, Block 1102, Lot 25

Robert Venezia & Wailin Diaz were sworn in. Board Secretary Schemm acknowledged that new notice was provided. Both Mr. Venezia and Ms. Diaz stated that they were present before the Board in February and received approval; however, there was a deficiency in their notice. They are looking to construct a garage, for their personal use, onto an existing concrete slab. They reviewed that they had agreed to modify the orientation of the garage so that the dormers/gables are facing the roadway. It was reviewed that variances are needed for side yard, rear yard and height. A draft Resolution was prepared, but will need to be modified.

The hearing was opened to the public at 7:44 p.m. With there being no public comment, the hearing was closed to the public.

Mr. Lippencott made the motion to grant the variances as discussed this evening. Motion seconded by Mr. Stachura. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wyckoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Yes

The Board and the Applicants then discussed waiving the adopted Resolution to allow the Applicant's to apply for permits.

Mr. Stachura made the motion to waive the adoption of the Resolution so that permits can be applied for. Motion seconded by Mr. Lippencott. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wyckoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Yes

Board Attorney Morgenstern recommended that the Applicants prepare revised documentation depicting the change in the orientation of the garage.

MEMORIALIZING RESOLUTIONS:

Calendar #597-LC Service, Block 3305, Lot 1.02

Mr. Lippencott made the motion to adopt the Resolution. Motion seconded by Mr. Stachura. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wyckoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Abstain

Calendar #598- Karen Becker, Block 2201, Lot 9.01

Ms. Draghi made the motion to adopt the Resolution. Motion seconded by Mr. Lippencott. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Abstain

OTHER BUSINESS:

Annual Report

Mr. Lippencott made the motion to adopt the Annual Report. Motion seconded by Mr. Wycoff. Discussion on the motion: The Board discussed the recommendation that was made several years ago in regards to the setback orientation for lake front properties. Board Secretary Schemm stated that the Planning Board has received the Zoning Board of Adjustment recommendation and it is on their agenda. Roll call vote to adopt the Annual Report: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Yes

BILLS

Dolan & Dolan:	General	\$160.00
	Escrow-Becker	\$ 80.00
	Escrow-LC Service	\$ 32.00
	Escrow -LC Service	\$ 96.00
	Escrow-Venezia	\$384.00
Rodman Associates	General	\$ 30.25
	Escrow-LC Service	\$272.25

Mr. Stachura made the motion to pay the bills, seconded by Mr. Lippencott. Roll call vote: Mr. Stachura-Yes, Mrs. Draghi-Yes, Mr. Wycoff-Yes, Mr. Powell-Yes, Mr. Lippencott-Yes, and Mr. Straub-Yes

OPEN TO THE PUBLIC:

The meeting was opened to the public at 7:54 p.m. With there being no public, the meeting was closed to the public at 7:54 p.m.

COMMITTEE LIAISON REPORT:

Committeeman Gross apologized for missing last month's meeting as he was just out of the hospital. He went on to question the integrity of the concrete in the Venezia/Diaz application. The Board stated that the construction department will have to verify the integrity of the concrete.

Ms. Draghi questioned the adoption of the budget and it was noted that there are no other additional budget cuts being proposed.

ADJOURNMENT

With there being no further business, a motion was made and seconded to adjourn the meeting at 8:00 p.m. In a voice vote, all were in favor.

Respectfully submitted,

Alfia Schemm, Board Secretary
5/16/17

Eric Powell, Chairman