

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
MARCH 27, 2006**

Call to Order

The regular meeting of the Township of Morris Board of Adjustment was called to order on Monday evening, March 27, 2006, at 7:30 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris.

Statement of Adequate Notice

Chairman Allison issued the following:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board of Adjustment by preparing a notice dated March 21, 2006 specifying the time, date and place of this meeting, posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Township of Morris; forwarding the notice to the Morris County Daily Record and the Morris News Bee, and forwarding, by mail, the said notice to all persons on the request list, and I hereby hand a copy of such notice to the Secretary of the Board of Adjustment for inclusion in the minutes of this meeting, all of the above actions being in accordance with N.J.S.A. 10:4-6, et seq., Open Public Meetings Act."

The Pledge of Allegiance was led by Mr. James Allison, Chairman

Roll call of Board Members and Professionals

Members Present

Mr. Timothy Kronk
Mr. James C. Allison
Mr. George Clark
Mr. Joseph Calvanelli

Members Absent

Mr. Rich Haan
Ms. Norma Larkin
Mr. Lawrence C. Vitale

Also Present

Mr. Rich Oller, Board Attorney
Mr. James R. Slate, Township Engineer
Ms. Sonia Santiago, Board Secretary

On motion duly made, seconded, and unanimously carried, the minutes of the February 27, 2006, meeting were approved as circulated and placed on file in the office of the Board of Adjustment.

Resolutions

BA-13-05

Robert Miller

Block 8407, Lot 5, 12 Bradley Road, RA-15 zone. Section C.

Construction of a 196 sq. ft. deck addition creating a front yard setback on Crescent Drive of 44.5 feet where 50 feet is required.

Mr. Clark moved, seconded by Mr. Allison, roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as presented, memorializing the action taken by the Board at the February 27, 2006 meeting.

Roll Call: (Voting Members)

Mr. Clark	YES
Mr. Calvanelli	YES
Mr. Allison	YES

BA-17-05

Paul & Kelly Horan

Block 7303, Lot 13, 19 Woodland Avenue, RA-15 zone. Section C.

Construction of a front porch creating a front yard set back of 25.47 ft. where a 50 ft. front yard setback is required and a 900 sq. ft. detached two car garage to be located 10 ft. from the rear property line where a 25 ft. rear yard setback is required. This detached garage is to be located 10 ft. from the side property line where a side yard setback of 20 ft. is required and creating a combined side yard of 30.33 ft where 50 ft. combined side yard is required. This detached garage is to be constructed with a height of 21 ft. where a maximum permitted height for any accessory building is 15 ft.

Mr. Clark moved, seconded by Mr. Calvanelli, roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as presented, memorializing the action taken by the Board at the February 27, 2006 meeting.

Roll Call: (Voting Members)

Mr. Clark	YES
Mr. Calvanelli	YES
Mr. Allison	YES

BA-20-05

Manford & Denise Ayers

Block 7306, Lot 1, 83 Woodland Avenue, RA-15 zone. Section C.

Construction of a 312 sq. ft. rear addition creating a building coverage of 26% where 20% is allowed.

Mr. Calvanelli moved, seconded by Mr. Clark, roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as presented, memorializing the action taken by the Board at the February 27, 2006 meeting.

Roll Call: (Voting Members)

Mr. Clark	YES
Mr. Calvanelli	YES
Mr. Allison	YES

BA-22-05

Ted & Michelle Zangari

Block 6502, Lot 12, 26 Armstrong Road, RA-15 zone. Section C.

Construction of a 24 ft. x 24 ft. detached two car garage to be located 5 ft. from the rear property line where a rear yard setback of 25 ft. is required and 5 ft. from the side property line where a 20 ft. is required and creating a combined side yard setback of 26.62 ft. where 50 ft. is required.

Mr. Clark moved, seconded by Mr. Calvanelli, roll call as indicated that resolution of approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted as presented, memorializing the action taken by the Board at the February 27, 2006 meeting.

Roll Call: (Voting Members)

Mr. Clark	YES
Mr. Calvanelli	YES
Mr. Allison	YES

Regular Meeting

BA-01-06

Kevin E. Taunton

Block 6603, Lot 1, 66 Federick Place, RA-35 zone. Section C.

Construction of a 25 ft. x 12 ft. two car garage addition to be located 15 ft. from the side yard set back where a 30 ft side yard is required and creating a combined side yard set back of 40.3 ft. where a 75 ft. is required.

Proof of Publication and Affidavit of Service filed and approved by the Board Secretary and Board Attorney.

Mr. and Mrs. Taunton entered their appearance, being duly sworn in by the Board Attorney.

No exhibits were submitted as evidence.

Summary of Testimony – Kevin Taunton, Homeowner

Mr. Taunton stated that he has been in this house for the past 11 years and that the family has been growing. At this time he is remodeling the existing house by adding additional bedrooms and bathroom on the second floor which is being built within the building envelope. The variance that is being requested is for the additional garage which creates a side yard setback of 15 feet on the east side of the property and a combined side yard setback of 40.3 feet. The proposed addition will be consistent with the existing house materials.

The meeting was opened to the public; no one appeared to be heard.

Mr. Calvanelli moved seconded by Mr. Clark that approval be granted to the application of Kevin Taunton thereby permitting on Block 6603, Lot 1 the construction of a two car garage addition and that the Board Attorney be authorized to prepare a formal resolution memorializing the action taken by the Board, same to be presented for consideration at the April 24, 2006 meeting.

Roll Call: (Voting Members)

Mr. Clark	YES
Mr. Calvanelli	YES
Mr. Kronk	YES
Mr. Allison	YES

Other Matters

Mr. Allison informed the members of the Board that he had spoken to Thomas Zelante during the month of January and that Mr. Zelante had expressed that there was a possibility of him resigning from the Board being that he was also appointed to the Board of Ramapo College. Mr. Zelante has presented his resignation as of March 3, 2006. It is with much regret that we accept Mr. Zelante resignation and Mr. Allison asked the Board Attorney to prepare a resolution of service for Mr. Zelante.

With no further business for consideration by the Township of Morris Board of Adjustment, on motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:02 P.M.

Respectfully submitted,

Sonia M. Santiago, Secretary
Township of Morris Board of Adjustment