

**MONTGOMERY TOWNSHIP ZONING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
DECEMBER 15, 2015**

MINUTES

Chairman Cheskis called the meeting to order at 7:35 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Cheskis; Vice Chairman Voitach; Mr. DeRochi; Mr. Post; Mr. O'Brien; Mr. Thompson

ALSO PRESENT: Mr. Drollas, Board Attorney; Mr. Sullivan, Board Planner; Mr. Cline, Board Engineer; Mr. Palmer, Zoning Officer

I. SALUTE TO THE FLAG

II. RESOLUTION

Case BA-05-15

Block 12001 Lot 10.06
Bulk Variance

Applicant: Sandipan Gangopadhyay

Mr. Schatzman, Esquire requested two minor changes.

A motion to memorialize the resolution as amended was made by Mr. DeRochi and seconded by Mr. Voitach. The motion carried on the following:

Ayes: Cheskis, DeRochi, Post and O'Brien

Nays: None

III. APPLICATION

Case BA-06-15

Block 7019 Lot 61.27
Bulk Variance

Applicant: Salvinder Singh

Expiration Date – March 1, 2016

Affidavit of Notification and Publication Required

Notice was found to be in order. Mr. Ford with Van Cleef Engineering and Mr. Singh were sworn in.

Mr. Singh testified he is requesting a variance to allow an increase in lot coverage of 1.83% for a total of 20.83%.

Mr. Ford testified the applicant is proposing to install an in-ground pool in the rear of the property with an associated patio and cabana. The ordinance permits an additional 4% allowable impervious coverage for the pool, patio and cabana. The existing conditions of the house, driveway and deck exceed the allowable impervious coverage of 15% by 1.9%. The applicant is the original owner and purchased the property believing it was in compliance. A swale has been provided in the rear of the lot for stormwater management control of the additional coverage. The original subdivision had stormwater management facilities, both an onsite bio-retention system and an offsite stormwater management system, to control stormwater runoff.

The Board Planner issued a memo dated December 4, 2015 and the Board Engineer issued a memo dated December 14, 2015. Mr. Ford discussed the two review memorandums. The applicant agrees to all the conditions and suggested changes to the plan to the satisfaction of the Engineer and Planner. The applicant could install a drywell or expand the existing on site stormwater management system to account for the existing 1.9% coverage. The existing fence will meet the code requirements for a pool. A variance is needed for the fence since it is higher than 4' and is within 15' of the lot line. The applicant would like to leave the fence where it is at and construct the pool within the fence area.

Mr. Palmer noted that the fence does not have a permit.

Mr. Singh testified that the existing buffer along River Road is sufficient. The improvements will not be seen from River Road.

Mr. DeRochi asked if the applicant would be willing to plant a few additional trees, at the discretion of the Board Landscape Architect, if the buffer is not sufficient. The applicant agreed. Mr. DeRochi said the proposed lighting should be shielded so there is no spillage on River Road.

There was discussion about the height of the cabana. Mr. Palmer noted that the maximum allowable height of an accessory building is 25'.

Mr. Cline discussed his memo. The cabana lighting will be recessed in the ceiling. The projected total disturbance will be provided. The declaration of covenants and restrictions for the existing bioretention swale along the driveway will be filed. The coverage figures will be provided on the pool as-built survey.

Chairman Cheskis opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mr. DeRochi and seconded by Mr. Thompson. This carried on the following voice call vote: Ayes: (6) Nays: (0) Abstentions (0)

A motion to approve the application subject to the conditions was made by Mr. DeRochi and seconded by Mr. Post. This was carried on the following roll call vote:
Ayes: Cheskis, DeRochi, Post, O'Brien, Thompson and Woitach
Nays: None

IV. MINUTES

November 17, 2015 – Regular Meeting

A motion to approve the minutes was made by Mr. Thompson and seconded by Mr. Post. This was carried on the following roll call vote:
Ayes: Woitach, DeRochi, Post and Thompson
Nays: None

V. CLOSED SESSION

Chairman Cheskis read the resolution to go into closed session to discuss pending litigation.

A motion to go into closed session was made by Mr. DeRochi and seconded by Mr. Post. The motion carried unanimously.

A motion to reopen the meeting was made by Mr. Thompson and seconded by Mr. Woitach. The motion carried unanimously.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.