

**MONTGOMERY TOWNSHIP ZONING BOARD**  
**MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY**  
**REGULAR MEETING**  
**MAY 16, 2017**

**MINUTES**

Chairman DeRochi called the meeting to order at 7:36 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 DeRochi; Vice Chairman Fedun; Mr. Post (arrived 7:37 p.m.); Mr. Woitach; Mr. Campeas, Alternate #1; Mr. Wu, Alternate #3

**ALSO PRESENT:** Mr. Drollas, Board Attorney; Mr. Palmer, Zoning Officer; Mr. Conforti, Township Committee Liaison

**I. SALUTE TO THE FLAG**

**II. APPLICATION CONTINUATION**

**Case BA-01-17**                      **Applicant: Sean Napolitano**  
Block 27001 Lot 2  
Submission Waiver and Bulk Variance  
Expiration Date – 120 Days from Submission Waiver  
Affidavit of Notification and Publication Required

The application was continued to the June 20, 2017 Zoning Board meeting. No further notice is required.

**III. APPLICATION**

**Case BA-03-17**                      **Applicant: George Youreneff**  
Block 7021 Lot 45  
Bulk Variance  
Expiration Date – 8/24/17  
Affidavit of Notification and Publication Required

Richard Schatzman, Esquire represented the applicant. Notice was found to be in order.

Mr. Schatzman summarized the application. The application is a C variance for the distance between a proposed detached garage and the principal building. The property is within the R-1 zone. The zoning ordinance requires a 20 foot separation and the applicant is proposing 9.5 feet.

Joseph Gallagher, employed by Lasley Brahaney Architects, was sworn in. Mr. Gallagher gave the Board his qualifications and was accepted as an expert architect. Mr. Gallagher described the location of the existing dwelling and the location of the proposed new garage. If the garage was attached to the house it would necessitate changes to the driveway, it would take away light with the elimination of windows and it would create a lot of disturbance to the existing vegetation and the deck in the back of the house. The new garage will be constructed in the location of the existing carport that is to be removed. An existing shed will also be removed. The separation distance between the new proposed garage and the house will be about the same as between the existing carport and the house.

Chairman DeRochi asked why the garage could not be pushed back to conform to the setback.

Mr. Gallagher said moving it back would create more disturbance, removal of trees and additional impervious coverage. The septic field is located in that area. Pictures of the existing conditions of the lot were shown.

Mr. Schatzman said the application as proposed gives a nice visual appearance as opposed to being pushed over 20 feet. The benefit outweighs any detriment. Mr. Schatzman said the only concern might have been with the fire code.

Mr. Palmer testified that Mr. Mondy, Fire Marshal, had indicated there would not be an issue.

Chairman DeRochi opened the meeting to the public.

George Youreneff was sworn in. Mr. Youreneff explained the principle reason he is building the structure is that during the winter months the property is positioned such that there is an enormous amount of snow drifting

and it is becoming more difficult to clear the snow. The proposal preserves the character of the property and provides the least obtrusive view for the neighbors on either side of the property. Moving the garage further back may impact the septic laterals and will require the removal of mature trees.

There being no further public comment, the public hearing was unanimously closed.

Mr. Palmer suggested the Board consider a condition that the detached garage could not be used as living space, a home occupation or any commercial use.

A motion to approve the application subject to the condition was made by Mr. Post and seconded by Vice Chairman Fedun. This carried on the following roll call vote:

Ayes: Campeas, Fedun, Post, Voitach, Wu and DeRochi

Nays: None

#### **IV. MINUTES**

##### **April 25, 2017 – Regular Meeting**

A motion to approve the minutes was made by Mr. Post and seconded by Mr. Campeas. The motion carried on the following roll call vote:

Ayes: Campeas, Post, Wu and DeRochi

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.