

**TOWNSHIP OF MENDHAM
BOARD OF ADJUSTMENT
MINUTES
October 10, 2019
REGULAR MEETING**

CALL TO ORDER

Ms. Foley called the meeting to order at 7:30 pm.

ADEQUATE NOTICE

“ADEQUATE NOTICE of this meeting of the Board of Adjustment of the Township of Mendham was given as required by the Open Public Meetings Act as follows: notice was given to the DAILY RECORD and the OBSERVER TRIBUNE, notice was posted on the bulletin board in Township Hall, and notice was filed with the Township Clerk on January 11, 2019.”

ROLL CALL

PRESENT Mr. DiGiacomo, Ms. Grant, Mr. Lordi, Ms. Luciano, Chairman Herbes

ABSENT: Mr. Peruyero, Mr. Zairi, Mr. Roghanchi, Mr. Guthrie

OTHERS PRESENT: Mr. Mark Blount, Esq.

SALUTE TO THE FLAG: Led by Ms. Foley

Chairman Herbes stated that there is a quorum and that all the members present are eligible to vote.

APPROVAL OF MINUTES – September 12, 2019

A motion was made to approve the minutes of the September 12, 2019 meeting, and it was seconded. All agreed.

OLD BUSINESS

Case 3-16

Block 117, Lot 55: 17 Calais Road

APPLICANT: Sal & Jennifer Lombardo

APPLICATION: Additional Extension to Ordinance 12-2009

Chairman Herbes stated that Ms. Lombardo is present to update the Board on the status of her new single family dwelling. Also, all of the members received the 10/8/19 update Ms. Lombardo submitted to the Board.

Ms. Lombardo stated that the work is still continuing on her home and that her husband is doing much of the work himself. She stated that some of the floors have been installed on the second floor and that he will be working on the flooring for the first floor shortly. Once the floor is done

in the kitchen, then the cabinets can be installed. Ms. Lombardo went on to say that the subcontractors are very busy and unavailable on a regular basis, which is slowing the project up considerably. Chairman Herbes asked about the possibility of obtaining a TCO in December of this year, and Ms. Lombardo responded that she is hoping that a TCO can be obtained at that time; however, she does not know if this is possible considering the slow pace of the project because of the unavailability of the subcontractors. She stated it is difficult also because there is no general contractor who is managing the project since the Lombardo's are doing much of the work themselves. Ms. Lombardo stated that the biggest obstacle at this point in obtaining the TCO is the installation of the floors along with some venting for the HVAC and plumbing. She went on to say that her husband is working on the master bathroom and that in order to move into the house the family would need a couple of bathrooms completed along with the kitchen. She does not have a scheduled date for when the flooring would be done and stated that she is being completely honest with the Board as to the status of the project.

Mr. Blount stated that the Board may wish to provide the Lombardo's with a 3 - 4 month extension to the original resolution, which would extend into the middle of January, 2020 and at which time Ms. Lombardo is hoping that the TCO can be obtained. If at this point she is still unable to achieve a TCO, then she may return to the Board in January, 2020 for an update. Mr. Blount clarified that the resolution would extend the timeframe to the day after the January, 2020 Board meeting. This would allow Ms. Lombardo to report back to the Board should she need an additional extension. Mr. Blount went on to say that the resolution can be adopted in January; however, the action will be taken this evening granting this extension as long it is voted on as an extension of the resolution that has been memorialized by the action granted.

Chairman Herbes entertained a motion to grant by action the extension of the resolution to January 10, 2020 (3 months) at which point the Board will re-evaluate the situation. Ms. Lombardo would be asked to report back to the Board at this January 9, 2020 meeting. This would allow the Lombardo's another three months to possibly obtain a TCO. A motion was made by Mr. DiGiacomo, and it was seconded by Ms. Luciano.

Upon roll call:

AYES: Mr. DiGiacomo, Ms. Grant, Mr. Lordi, Ms. Luciano, Chairman Herbes.

Motion carried.

RESOLUTION

Case 2-18
BLOCK 119, LOT 2
APPLICANT: Edward W. Douglas
7 Combs Hollow Road
APPLICATION: Bulk Variance

Chairman Herbes entertained a motion to approve the resolution granting a bulk variance for 7 Combs Hollow Road. Ms. Luciano made a motion, and it was seconded by Ms. Grant.

Upon roll call:

AYES: Mr. DiGiacomo, Ms. Grant, Mr. Lordi, Ms. Luciano, Chairman Herbes.

Motion carried.

SUCH MATTERS THAT RIGHTFULLY COME BEFORE THE BOARD

Ms. Foley stated that there are no other matters before the Board.

GENERAL CORRESPONDENCE

None

The meeting was duly adjourned at 7:47 pm.

Respectfully submitted,

Beth Foley
Board Secretary