

**TOWNSHIP OF MENDHAM
BOARD OF ADJUSTMENT MEETING MINUTES
MARCH 9, 2023
REGULAR MEETING**

CALL TO ORDER

Ms. Parrinello calls the meeting to order at 7:02 pm

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of the 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 18, 2023.

ROLL CALL

Present: Mr. Cadmus, Ms. Grant (arrived at 7:04 pm), Mr. Kapner, Mr. Lordi, Chairman Roghanchi, Mr. Strafaci, Mr. Bell

Absent: Mr. Murphy, Mr. Wisotsky

Others Present: Mr. Anthony Sposaro, Board Attorney; Mr. Denis Kennan, Board Engineer

SALUTE TO THE FLAG: Led by Chairman Roghanchi

DESIGNATION OF VOTING MEMBERS WAS DETERMINED

MINUTES: February 9, 2023 Regular Meeting

Chairman Roghanchi made a motion to accept the February 9, 2023 Meeting Minutes as presented. A motion was made, and it was seconded. All agreed.

PENDING BUSINESS

Case 2-23

Applicant: Matthew Leonelli

66 Woodland Road

Block 120 Lot 11

Bulk Variance

Mr. Leonelli is in attendance and explains to the Board that he has revised the plans so that they are more in line with the requests of the Board. Mr. Leonelli states that the width of the garage will be reduced from 14ft. to 12ft.; the depth of the garage will remain at 30ft.; the height of the garage is 18ft. Rather than using prefab material, Mr. Leonelli states that the structure will be stick-built – constructed with the traditional process of laying a foundation and building the wood framed structure on top of it. The exterior of the garage will consist of white Hardie plank and

board and batten siding materials, complimented with black accents. A white fence will be installed, and along the fence, various sizes of shrubbery will be planted.

Mr. Sposaro asks Mr. Keenan what the height limit for an accessory structure is. Mr. Keenan states that there is no separate standard in the R-1 zone for primary and accessory structures.

Mr. Kapner questions the length of the garage being 30ft. and would also like confirmation that the structure can be 30ft. deep. Mr. Leonelli states that the additional length is so that they can use the garage for a vehicle, and also for additional storage of bikes, lawn tools and children's toys. Mr. Keenan states that the requirement in the R-1 zone, is that no accessory building shall exceed 2000 square feet of footprint.

Mr. Roghanchi asks if there are any more questions of the Board. There are no further questions.

Mr. Roghanchi suggests that the Board vote on granting the relief sought by Mr. Leonelli subject to the following conditions.

- a. All design standards and updates as discussed will be put in place.
- b. The existing shed will be demolished and removed.
- c. The driveway where the cars are currently parked will be closed off.

Mr. Sposaro will prepare a resolution to be voted on at the April 13, 2023, Board of Adjustment meeting.

UPON ROLL CALL:

Ayes: Ms. Grant, Mr. Kapner, Mr. Lordi, Chairman Roghanchi, Mr. Strafacci

Abstain: Mr. Cadmus

Meeting Adjourned: 7:24 pm