STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
August 24, 2015

MEMBERS PRESENT: Mr. Hammond, Mrs. Draghi, Mr. Wykoff, Mr. Sarni, Mr. Lippencott, Mr. Stachura, Mr. Powell
MEMBERS ABSENT: None

A REGULAR MEETING OF THE Stillwater Township Zoning Board of Adjustment was held on Monday, August 24, 2015, at 7:30 p.m. at the Municipal Building in Middleville, New Jersey. The meeting was called to order by Mr. Powell in accordance with the Open Public Meetings Act.
The flag was saluted and roll call taken.

MINUTES

Mr. Sarni made a **motion** to approve the minutes of June 22, 2015, seconded by Mr. Wykoff.
Roll Call Vote: Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Stachura, abstain, Mr. Sarni, yes, Mrs. Draghi, yes, Mr. Wykoff, yes, Mr. Powell, abstain

RESOLUTION

Thomas Rivara, Block 801, Lot 10, Cal. No. 592 – application for a rear covered deck
Mr. Lippencott made a **motion** to adopt the Resolution, seconded by Mrs. Draghi, with the following terms and conditions applying:

CONDITIONS OF APPROVAL

1. The new porch addition and stairs shall be no closer to the rear boundary line than 39.6 feet for the stairs and 42.6 feet for the porch.
2. If the road is damaged during construction, Applicants shall repair the same to the satisfaction of the Construction Official of Stillwater Township on 72 hours' notice from the Township Construction Official or else the building permit and/or certificate of occupancy may be revoked or withheld.
3. The Applicant shall reimburse the Township for the costs of inspections of the property and roads and review of the plan by the Zoning Board Engineer. The Applicants shall post an adequate deposit with the Township as required by the Zoning Board Engineer prior to a building permit being issued and shall replenish the deposit if and when it has been fully utilized. Any unused escrow deposit shall be returned to the Applicant upon the issuance of a certificate of occupancy.
4. The within variance expires within nine months from the date of this Resolution unless implemented pursuant to the Ordinances of Stillwater Township.
5. Applicant shall comply with all other laws, rules and regulations in implementing the variances.
6. No permanent certificate of occupancy shall be issued until all conditions of the Resolution have been met.
7. All taxes and fees shall be paid the Township of Stillwater.
8. The Applicant shall comply with the map filed with this Board and the representations made at the public hearings on the application.
9. The Applicant shall comply with the building code and the septic code in implementing these variances.

Roll Call Vote: Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Sarni, yes, Mrs. Draghi, yes, Mr. Wykoff, yes

BILLS:
Mr. Hammond made a **motion** to approve the following bills, seconded by Mr. Sarni:

Dolan & Dolan	Monthly Meeting – June 2015	$135.00
	General – June 2015	$178.25
	Escrow – Nextel	$ 80.50
	Escrow – Durkos	$362.25
	Escrow – Rivara	$173.88
	Escrow – Rivara	$286.35
New Jersey Herald	Resolution Notice	$ 12.60
	Resolution Notice	$ 12.30
	Cancellation Notice	$ 7.20

Roll Call Vote: Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Stachura, yes, Mr. Sarni, yes, Mrs. Draghi, yes, Mr. Wykoff, yes, Mr. Powell, yes

Correspondence: NJPO Planner

At this point, this portion of the meeting was opened to the public at 7:34 p.m. There being no members of the public wishing to speak, this portion of the meeting was closed at 7:34 p.m.

Committee Liaison Report: Charles Gross, Committeeman
No report.

Other Business:
The Board briefly discussed the conditions for the Martin application approval. Mr. Rodman will provide his final conditions compliance report following the receipt of a final survey from the applicant.

There being no further business, Mr. Hammond made a **motion** to adjourn the meeting at 7:37 p.m., seconded by Mr. Stachura. In a voice vote, all were in favor.

Respectfully submitted,

Kathy Wunder, Board Secretary

Eric Powell, Chairperson