

**STILLWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
August 25, 2014**

**MEMBERS PRESENT:** Mr. Stachura, Mr. Sarni, Mr. Lippencott, Mr. Hammond, Mrs. Galante, Mrs. Draghi

**MEMBERS ABSENT:** Mr. Powell

**ALSO PRESENT:** Board Attorney Morgenstern; Board Engineer Rodman

A REGULAR MEETING OF THE Stillwater Township Zoning Board of Adjustment was held on Monday, August 25, 2014, at 7:30 p.m. at the Municipal Building in Middleville, New Jersey. The meeting was called to order by Vice Chairperson Stachura in accordance with the Open Public Meetings Act.

The flag was saluted and roll call taken.

**MINUTES**

Mrs. Draghi made a **motion** to approve the minutes of July 28, 2014, seconded by Mr. Lippencott.

**Roll Call Vote:** Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Sarni, abstain, Mrs. Galante, yes, Mrs. Draghi, yes, Mr. Stachura, yes

**HEARING**

**Gerber, Block 2401, Lot 44.02, Cal. No. 586, application to operate a landscaping business in the R-7.5 acre zone**

A letter of consent was received from Christopher Quinn, Esq., Morris, Downing & Sherred to adjourn the hearing to September 22, 2014.

Mr. Lippencott made a **motion** to carry the hearing to September 22, 2014; further notice may be required upon review by Mr. Morgenstern, seconded by Mr. Hammond.

**Roll Call Vote:** Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Sarni, yes, Mrs. Galante, yes, Mrs. Draghi, yes, Mr. Stachura, yes

**BILLS:**

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

<b><u>Rodman Associates:</u></b>	Escrow – Martin	\$ 56.50
<b><u>Dolan &amp; Dolan:</u></b>	Escrow – Martin	\$222.78
	Escrow – Nextel	\$224.36
	General – July 2014	\$170.64
<b><u>Escrow Refund:</u></b>	Durso	\$ 38.00

**Roll Call Vote:** Mr. Hammond, yes, Mr. Lippencott, yes, Mr. Sarni, yes, Mrs. Galante, yes, Mrs. Draghi, yes, Mr. Stachura, yes

**Correspondence:**

-NJPO Planner

**Other Business:**

**Nextel of NY Inc. and JCP&L, Block 1703, Lot 21**

Due to a conflict, Mr. Sarni stepped down from the Board.

Mr. Rodman reviewed his report dated August 22, 2014 as follows:

At the request of the Swartswood Fire Department, we met with the applicant and the fire department to try to resolve site issues: 1) the clearance for the turning radius of equipment accessing the back of the fire department and 2) the possibility of preserving two parking spaces. As a result of that meeting, all parties agreed that sliding the compound along the township line

in the southerly direction would provide a better turning radius and save one parking space. The configuration of the compound will remain relatively the same. The tower will move 12'3" within the compound in the southerly direction. In addition, landscaping has been revised to group the proposed evergreens immediately adjacent to the easterly corner of the parking area. The changes are minor in nature.

Mr. Lippencott asked if access around the building would be compromised if a vehicle is parked in the saved space. Mr. Rodman stated there would be an improvement in access due to the minor amendment.

**Anthony Ashley, Swartwood Fire Department Chief** was sworn in.

Mr. Ashley reviewed the plans and described the parking space and fence of the compound which would prevent the fire equipment from having access around the building as proposed. The original location discussed was agreed to by Nextel and the fire department.

Mrs. Draghi asked if the construction would have any impact on the fire department and Mr. Ashley indicated the department would be fully operational.

Mr. Morgenstern asked if the minor change would affect future co-locators and Mr. Rodman felt it would not, however if the compound needed to be changed it would require board approval to do so.

Board members felt it would be a minor change, gaining green space and providing an additional parking space; and improving access and turning radius for the fire equipment.

**At this point, this portion of the meeting was opened to the public at 7:50 p.m.**

**There being no members of the public wishing to speak, this portion of the meeting was closed at 7:50 p.m.**

Mr. Stachura made a **motion** to approve the minor amendment to the site plan according to the revised plans, original conditions applying, seconded by Mr. Hammond.

**Roll Call Vote:** Mr. Hammond, yes, Mr. Lippencott, yes, Mrs. Galante, yes, Mrs. Draghi, yes, Mr. Stachura, yes

Mr. Lippencott made a **motion** to adopt a Resolution, granting a minor amendment to the site plan, with original conditions applying, seconded by Mrs. Galante.

**Roll Call Vote:** Mr. Hammond, yes, Mr. Lippencott, yes, Mrs. Galante, yes, Mrs. Draghi, yes, Mr. Stachura, yes

Mr. Sarni rejoined the Board at this time.

**Committee Liaison Report: Charles Gross**

Mr. Gross commended the Board on their service.

There being no further business, Mr. Hammond made a **motion** to adjourn the meeting at 7:55 p.m., seconded by Mr. Lippencott. In a voice vote, all were in favor.

Respectfully submitted,

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Kathy Wunder, Board Secretary

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Eric Powell, Chairperson

