Borough of Kinnelon

Board of Adjustment

November 1, 2022

The regular monthly meeting of the Kinnelon Board of Adjustment was called to order by Chairman John Carpenter at 8:00p.m., Tuesday, November 1, 2022 in the Municipal Building.

It was posted that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on February 2022 and by sending the meeting date to the Daily Record and Herald News on February 2022.

Present and answering roll call were Mr. Carpenter, Mr. Bender, Mr. Lockwood, Mrs. Maletsky, Mr. Ott, Mrs. Herrington, Mrs. Canale and Mrs. Minett.

Mr. Carpenter asked if everyone would please rise for the Pledge of Allegiance.

A motion to approve the September 6, 2022 was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative "yes" vote of all on roll call. Mr. Ott abstained.

Application #1546 104 Boonton Ave, T&J Famularo Landscape & Design. The applicant is requesting a variance to permit the pre-existing outdoor storage/parking of commercial, construction vehicles and equipment related materials.

A motion to deem this application complete was offered by Mr. Bender, second by Mr. Lockwood with the affirmative "yes" vote of all on roll call.

A motion to approve this application as a Pre-existing nonconforming use subject to Mr. Boorady's Engineer letter dated September 12, 2022 and subject to the following;

1. All items presently on top of the 8 foot by 40-foot storage container shall be removed.
2. The 7-foot metal fence and gate to the entrance shall remain closed except for ingress and egress of vehicles and equipment.
3. Washing of vehicles will only occur on Sundays between the hours of 10am and 4pm and only once a month.
4. No additional storage containers placed on-site.
5. There shall be no further expansion of items of equipment and vehicles, other than what exists at the present time.
6. Hours of operation shall be 7am to 7pm Monday through Saturday, and 10am through 4pm on Sunday.
7. No additional lighting shall be placed on site.
8. The 8-foot by 40-foot storage container shall be painted completely green.

9. No more than 8 employees shall work at any given time, with no more than 3 to 4 personal vehicles allowed on-site.
10. There shall be no deliveries made to this site.
11. No solid waste shall be generated on-site from employees or from the operations of the business.
12. No sanitary facilities shall be required for employees on-site.
13. No subletting of the outdoor storage area and outdoor storage area shall be utilized solely by this applicant.
14. Snow removal operations shall be permitted as required.
15. The existing 8-foot by 40-foot storage container shall be removed from the site as such time as the present business is sold or ceases to operate.
16. A 6-foot wood shadow fence shall be installed across the rear of the subject property.
17. The current 8-foot by 40-foot storage container shall be available for inspection by the appropriate Borough Official.
18. The applicant shall comply with NJDEP rules and regulations concerning idling of vehicles.

The motion was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative "yes" vote of all on roll call.

Application # 1542 3 Oakwood Trail, Mardin Dlugolecki. The applicant is requesting variances to demolish the existing house and construct a new one-story dwelling, two-car garage, utility room, decks, patios, AC pad and generator.

This application will be heard at the December 6, 2022 meeting.

Application #1543 41 Cabot Lane, Robert Manetta. The applicant is requesting variances to expand the dwelling, second story proposed with an attic/loft, decks and patios.

This application will be heard at the December 6, 2022 meeting.

A motion to adjourn was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative "yes" vote of all on roll call.

Submitted by:

Jennifer Highers
Board of Adjustment

Cc: All Board Members
        Board Attorney