

Township of Millburn
Minutes of the Planning Board
May 4, 2022

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, May 4, 2022** at 7:30 PM via Zoom webinar.

Chairwoman Beth Zall opened the meeting by reading Section 5 of the Open Public Meetings Act.

Board Attorney, Ed Buzak, administered the oaths of office to Debra Nevas and Alison Canfield.

The following members were present for the meeting:

Gaston Haupt
Marc Matsil
Maggee Miggins
Craig Ploetner
Sujatha Shanmugasundaram
Debra Nevas
Srini Vijay, Alt. #1
Alison Canfield, Alt. #2
Beth Zall, Chairwoman

Also present:

Edward Buzak, Board Attorney
Eileen Davitt, Zoning Officer/Board Secretary

APPROVAL OF MINUTES

A motion to approve the minutes of March 16, 2022, was made by Beth Zall, seconded by Craig Ploetner, and carried with a unanimous voice vote.

A motion to approve the minutes of April 6, 2022, was made by Beth Zall, seconded by Marc Matsil, and carried with a unanimous voice vote.

BUSINESS

The Board discussed ordinance #2601-22, which proposes to amend section 609.5 of the Development Regulations and Zoning Ordinance as it relates to locating accessory structures on a corner lot.

The Millburn Zoning Board of Adjustment, in their 2019 Annual Report, recommended that accessory structure provisions relating to corner lots be revisited. The Zoning Board noted that the current required setback provisions relating to accessory structures has necessitated a number of applications to the Board seeking variance relief. The Zoning Board identified that some applicants have demonstrated to the Board that the current provision results in a lot where accessory structures could never be permitted without obtaining variance relief.

The current ordinance requires that accessory structures on a corner lot be set back a minimum of 80 feet from both front lot lines. The proposed ordinance revision would eliminate the 80 foot setback requirement and instead require that accessory structures on a corner lot be no closer to any street line than the required front yard setback or the front building line, whichever is greater.

The Planning Board reviewed the ordinance summary prepared by Graham Petto, Township Planner. Mr. Petto indicated that the proposed ordinance will provide for a realistic opportunity to locate accessory structures on corner lots, while reducing the quantity of residential variance applications before the Zoning Board of Adjustment. The amendment ensures that accessory structures are secondary in nature by being located at or behind the principal building, and it is consistent with the 2018 Master Plan Reexamination.

Upon a motion made by Beth Zall, seconded by Craig Ploetner, and with a roll-call vote as follows:

Gaston Hauptert – yes
Debra Nevas – yes
Marc Matsil – yes
Maggee Miggins – yes
Craig Ploetner – yes
Sujatha Shanmugasundaram – yes
Srini Vijay – yes
Alison Canfield – yes

the Planning Board finds that ordinance #2601-22 is not inconsistent with the Master Plan.

Beth Zall spoke to Board members about a proposed sub-committee of Board members to look at the Master Plan Reexamination report recommendations to see where we stand as far as accomplishing those goals and what steps we could take moving forward on them.

Graham Petto, Township Engineer, spoke briefly and indicated that he has been looking at the 2018 Master Plan Reexamination Report and identifying tasks to see what steps need to be taken in order to move forward on some of these recommendations. He indicated that he would like to come to the next meeting with a re-cap of the issues he feels this Board should tackle.

Marc Matsil stated that the Board should look at the short-, mid-, and long-term goals and feels that green infrastructure and sustainability are issues that should be looked at.

Beth Zall indicated that the Board Secretary will be reaching out to all Board members to see who may be interested in being on this subcommittee, which would be limited to 4 Board members.

ADJOURNMENT

A motion to adjourn was made by Beth Zall, seconded by Craig Ploetner, and carried with a unanimous voice vote. (7:50 PM)

Eileen Davitt
Board Secretary

Motion: BZ
Second: GH
Date Adopted: 6/1/22