

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:34 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE****ROLL CALL**

**Members Present:** Luthman, Corcoran, Leuthe, Van Sickle, Henderson, O'Leary, Hughes (7:40pm), Didyk (7:45pm).

**Members Excused:** Fette, Taylor

**Members Absent:** None.

**Also Present:** Ursula Leo, Esq.  
Nevitt Duveneck, PE

**COMPLETNESS / HEARINGS / CONCEPT:**

1.) Conforth, Emil B: 25 L: 1.01, 1.02 MNR13-1

Mr. Emil Conforth of 197 Route 565, Sussex, NJ and Mr. Joe Conforth of 70 Fox Hill Road were sworn in by Ms. Leo. Mr. Emil Conforth said he was seeking a lot line adjustment to improve the size of Mr. Joe Conforth's property. Mr. Emil Conforth said he inherited the lot from his mother and he wants to sell it. He wants to sell some of the property to his nephew before he sells the lot.

Mr. Duveneck went over his report. He said they are just adding property to lot 1.02 and there are no improvements to either lot. He said lot 1.02 will still be undersized but it will be more conforming than it currently is. Mr. Duveneck said the applicant will need to submit deeds and copies of plans for signatures. There was a discussion on the need for the requested variances.

Mr. Joe Conforth said his children's swing set is on lot 1.01 and he just wants to take over what he has been using for years. He said he is not planning on building anything new on the property.

Ms. Leo asked the applicant to explain the need for the variance relief. Mr. Emil Conforth explained the topographical issues to the Board. Mr. Hughes asked about the woodland management area on the larger lot. Mr. Emil Conforth explained that area to the Board. He said the portion they wanted to annex to lot 1.02 would have to come out of woodland management.

Mr. Hughes asked what was so unique about the property that would allow the Board to approve the lot line adjustment. Mr. Emil Conforth explained the gore to the Board. There was a lengthy discussion on the gore and the drainage that exists on the property. The uniqueness of the application is that both lots are developed and the lot line adjustment will make the smaller lot more conforming.

Mr. Duveneck felt the applicant could add 25 feet to the front of lot 1.02. He requested a drainage easement for the existing pipe. He requested a right for the town to put water where they are putting it today. The applicant agreed to the easement and the additional 25 foot road frontage.

A motion to approve the variances requested by the applicant with the conditions presented and with the additional 25 foot frontage and the right of discharge of stormwater as is being done presently and with conditions in the Board Engineer's report was made by Mr. Hughes. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Henderson, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public.

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Mr. Ismail Alptekin of 80 Valley View Road said he had called for a final inspection on his garage addition that had been approved by the Board. He said the building inspector asked for a foundation location plan and it showed the foundation was constructed at 5” over what was approved. He said the builder used a larger block for the foundation.

Ms. Leo said the Board approved a variance for 10 feet and if the building violated the approved setback then Mr. Alptekin will need a formal application and resolution from the Board to encroach on the setback any further than what was approved. Mr. O’Leary advised Mr. Alptekin he will need to show a hardship and why he is requesting a further encroachment on the setback.

With nobody else coming forward, the meeting was closed to the public.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Mr. Hughes said the Sussex County Municipal Utilities Authority will be present at the Township Committee’s September meeting to address any concerns from the public.

Mr. Hughes advised the Board that Advance Housing was nearing the completion of their second building.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:** None.

**BILLS:** List # 8

Mr. Leuthe went over the bills with the Board. A motion to approve the bills as presented was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Didyk, Van Sickle, Henderson, O’Leary.

**CORRESPONDENCE:**

- 1.) From: Ursula Leo, Esq.  
To: Mr. Brian Tipton, Esq.  
Re: Oriolo Deed
- 2.) From: Mr. Brian Tipton, Esq.  
Re: Oriolo Deed
- 3.) From: Ursula Leo, Esq.  
Re: Oriolo Deed

Ms. Leo gave the Board an update on the issue of the gore between the Handweg Drive Realty property and the O’Connor property. She also gave an update on the Handweg Drive Realty matter.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. Leuthe. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary