

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
February 23, 2021  
7:30 p.m.  
VIRTUAL MEETING-VIA ZOOM**

**Due to the social distancing requirements as a result of Covid-19, and in accordance with the New Jersey Open Public Meetings Act N.J.S.A. 10:4-8(b), this special regular meeting of the West Milford Zoning Board of Adjustment will be conducted by electronic means via Zoom. The Board Secretary may be contacted by phone at 973-728-2796 or at ZBOA@westmilford.org during regular office hours. TO ACCESS THE BOARD OF ADJUSTMENT VIRTUAL MEETING, PLEASE USE THE FOLLOWING LINK, ID, AND PASSWORD:**

Topic: ZONING Board of Adjustment Regular Meeting  
Time: **February 23, 2021 07:30 PM** Eastern Time (US and Canada)  
Join Zoom Meeting  
<https://zoom.us/j/9737282796?pwd=bm0wYkUwOFUyVitQKzIwYlJDbHN2QT09>

Meeting ID: **973 728 2796**  
**Passcode: 677365**  
Dial by your location  
+1 929 205 6099 US (New York)

Find your local number: <https://zoom.us/u/acAviJMMua>

**LEGAL**

*In accordance with Chapter 231, Public Laws of the State of New Jersey of 1975, adequate advance notice of this meeting was sent to the Herald News for publication, is posted on the Bulletin Board in the main corridor of Town Hall and is on file in the Township Clerk's Office.*

**PLEDGE**

**ROLL CALL**

*Regular Members:* Russell Curving, Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst  
*Chairman:* Robert Brady  
*Alternates:* Jo Ann Blom, Michael DeJohn  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* Kenneth Ochab, Kenneth Ochab Assoc., LLC  
*Board Engineer:* Patrick D. McClellan, P.E., MCB Engineering

**MEMORIALIZATIONS**

**RANDA INVESTMENTS  
RESOLUTION 13-2018 (Original and Amended Applications)  
USE AND BULK VARIANCE ZBo2-18-02**

Block 7601; Lot 2  
1463 Union Valley Road; VC Zone

**Decided:** Denial of a use variance application for a 10 Unit (Amended to 8 Units) Townhouse/Apartment complex in the village commercial zone (VC) July 24, 2018 (and April 23, 2019 Amended Application)  
**Denied:**  
**Eligible to vote:** (Original Application) Russell Curving, Frank Curcio, Arthur McQuaid, Steven Castronova, Robert Brady, Michael Gerst  
(Amended application) Russell Curving, Frank Curcio, Arthur McQuaid, Robert Brady, Michael Gerst

### CARRIED APPLICATIONS

**(This application was dismissed without prejudice at the January 26, 2021 meeting. The applicant has requested to be re-instated. This matter will be considered by the Board.)**

**GEORGE ENGLISH III**  
**BULK VARIANCE ZB06-19-10**  
Block 5901; Lot 28  
111 Mountain Circle South; R-3 Zone

**Complete: 11/24/2020**  
**Deadline: 3/24/2021**

\*\*\*\*\*Application REVISED- Received 1-14-2021\*\*\*\*\*

Bulk variance requested for side yard setback where 50' is required, 39'/42.3 exists and 39'/15' is proposed, rear yard setback where 100' is required, 53.8' exists and 47' is proposed, lot coverage where 10% is permitted 8.97% is existing and 14.38% is proposed, construction of a 32' by 28' two story garage. (Breezeway has been removed.)

**Eligible to vote:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst and Robert Brady

**RICK LAURETTA/JOHN BIANCHI**  
**USE VARIANCE ZB09-20-08**  
Block 6303; Lot 7  
71 Marshall Hill Rd.; CC Zone

**Complete: 11/23/2020**  
**Deadline: 3/23/2021**

Use variance requested to permit the conversion of the first floor of the existing structure to residential use and to retain the second floor residential use resulting in a two-family structure and to create a contractor storage use in the rear of the property.

**Eligible to vote:** Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Michael DeJohn and Robert Brady

### NEW APPLICATIONS

**KURT RENZLAND**  
**BULK VARIANCE ZB10-20-10**  
Block 4601; Lot 16  
900 Burnt meadow Rd.; R-4 Zone

**Complete: 12/10/2020**  
**Deadline: 4/9/2021**

Bulk variance requested for the construction of a 4,800 sq ft accessory garage for storage and maintenance of personal vehicles and to establish a private workshop, where max size allowed is 1,500 sq ft.

**NATHAN KIPPERMAN**  
**BULK VARIANCE ZB10-20-09**  
Block 2701; lot 13  
129 Lakeshore Dr.; LR Zone

**Complete: 12/17/2020**  
**Deadline: 4/16/2021**

Bulk variance requested for front yard setback where 40' is required 66.59' and 72.1' is existing and 28.5' and 63.6' is proposed, rear yard setback where 60' is required 41.7' and 27.9' is existing and 28.9' and 13.9' is proposed and maximum building coverage where 10% is required and 6.19% is existing and 14.09% is proposed for an expansion to the existing home. (A second floor is also planned to the existing single-story home.)

### **DISCUSSION**

#### **APPROVAL OF INVOICES-BOARD PROFESSIONALS**

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Patrick McClellan, MCB Engineering, Board Engineer

#### **COMMUNICATIONS**

New Jersey Planner November/December 2020

#### **LITIGATION**

Grischuk vs Board of Adjustment Update (Ward ZBo8-19-16)

#### **APPROVAL OF MINUTES**

January 26, 2021 re-organization meeting  
January 26, 2021 regular meeting

#### **ADJOURNMENT**

**Next Regular Meeting March 16, 2021 at 7:30 p.m.**  
**Zoom meetings will continue until further notice.**