

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
March 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: **March 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)
Denied: July 24, 2018 (and April 23, 2019 Amended Application)
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

KURT RENZLAND
RESOLUTION 4-2021
BULK VARIANCE ZB10-20-10
Block 4601; Lot 16
900 Burnt meadow Rd.; R-4 Zone

Decided: Approval of a bulk variance application 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.
Approved: February 23, 2021
Eligible to vote: Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst and Robert Brady

NATHAN KIPPERMAN
RESOLUTION 5-2021
BULK VARIANCE ZB10-20-09
Block 2701; lot 13
129 Lakeshore Dr.; LR Zone

Decided: Approval of a bulk variances for front, side and rear yard setback and maximum building coverage for a home addition and connection to a detached garage.
Approved: February 23, 2021
Eligible to vote: Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst and Robert Brady

CARRIED APPLICATIONS

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

Complete: 11/23/2020
Deadline: 6/21/2021

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

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

Complete: 11/24/2020
Deadline: 6/22/2021

*****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

NEW APPLICATIONS

JENNIFER SCATES
BULK VARIANCE ZB11-20-11
Block 13812; Lots 3 & 4
37 Walker Ave.; LR Zone

Complete: 2/26/2021
Deadline: 6/26/2021

Bulk variances requested for front yard setback where 40' is required, 15.6' is existing, 14.8' is proposed, side yard setback where 30' is required, 24.6' and 42.3' is existing and 24.6' and 23' is proposed and lot coverage for a principle building where 10% maximum is allowed, 10.54% is existing and 17.38% is proposed to expand a single family dwelling 699 sq ft.

DISCUSSION

Board Planner's Annual Report 2019 & 2020
Recently defeated Zoning Ordinance 2021-013
Letter by Jennifer Caldwell & Associates to the Planning Board
Letter by Planning Board Chairman Christopher Garcia

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

LITIGATION

Grischuk vs Board of Adjustment Update (Ward ZB08-19-16)

APPROVAL OF MINUTES

February 23, 2021 regular meeting

ADJOURNMENT

Next Regular Meeting April 27, 2021 at 7:30 p.m.
Zoom meetings will continue until further notice.