

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
April 27, 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: **April 27, 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 ZB02-18-02**

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

JONATHAN BRETT
RESOLUTION 6-2021
(ORIGINAL RESOLUTION 5-2020)
USE VARIANCE & MINOR SITE PLAN ZB08-19-17
Block 5308; Lot 2
Cahill Cross Rd.; R-2 Zone

Decided: Authorization of the Board Engineer to allow minor changes in a site plan without further action by the Board allowing for the driveway entrance width to be approximately 35'.
Approved: March 23, 2021
Eligible to vote: Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Michael DeJohn and Robert Brady

JENNIFER SCATES
RESOLUTION 7-2021
BULK VARIANCE ZB11-20-11
Block 13812; Lots 3 & 4
37 Walker Ave.; LR Zone

Decided: Approval of bulk variances for front and side yard setback and maximum building coverage to expand a single family dwelling 699 sq ft.
Approved: March 23, 2021
Eligible to vote: Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Michael DeJohn 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.

Amended 2/23/2021 as per Board Planner's recommended variances required by this application.

1. A use variance for occupancy of the first floor of the existing structure on the site for residential use.
2. A use variance for contractor storage use in the rear of the property.
3. A use variance for container storage units on the site in conjunction with the contractor storage use or an indication on the plan that the existing storage containers currently on the site will be removed.
4. A variance for having more than one principal building on the property (§500-78). See below.
5. A variance for required buffer width along the side property lines since the adjacent properties are residential uses (§500-29B(3)). This variance can be eliminated by providing the buffer on the site plan.

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

ADAM SCHECHTER
BULK VARIANCE ZB12-20-12
Block 7503; Lot 11
16 Anchor Ave.; LR Zone

Complete: 3/1/2021
Deadline: 6/29/2021

Bulk variances requested for two side yard setbacks where 30' is required, 15.16' and 30.0' is existing, and 23.58' and 21.92' is proposed, to build an addition of 1,722 sq ft resulting in a 2.5 story structure.

GRAZYNA KLAPACZ (Grace Skrobas)
BULK VARIANCE ZB01-21-01
Block 10102; Lot 10
18 Gould Rd.; R-4 Zone

Complete: 3/15/2021
Deadline: 7/13/2021

Bulk variance requested for max building square footage where 1500 sq ft max is required and 2800 sq ft is proposed for the construction of a 40' x 70' accessory structure.

DONNA WEINBRECHT/JAMES MURPHY
BULK VARIANCE ZBo3-21-06
Block 13102; Lot 18
388 High Crest Dr.; LR Zone

Complete: 3/18/2021
Deadline: 7/16/2021

Bulk variance requested for front yard setback where 40' is required, 28' is existing, and 18' is proposed for the construction of a covered entry addition 100 sq ft.

DISCUSSION

Ordinance 2021-013 (Bulk standards)

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 ZBo8-19-16)

APPROVAL OF MINUTES

March 23, 2021 regular meeting

ADJOURNMENT

Next Regular Meeting May 25, 2021 at 7:30 p.m.
Zoom meetings will continue until further notice.