

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
February 22, 2022
Regular Meeting via Zoom

(Due to COVID-19 social distancing requirements this virtual meeting was held on Zoom.) Robert Brady, Board Chairman, opened the Zoom Meeting of the Zoning Board of Adjustment at 7:33 p.m. The Board Secretary read the Legal Notice.
7:31 PM

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.

ROLL CALL

Present: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael DeJohn, Peter McGuinness, Robert Brady
Also Present: Pamela Jordan, Board Secretary, Steven Glatt, Esq., Kenneth Ochab, Patrick McClellan
Absent: Russell Curving
Arrived late: Michael Gerst

The Pledge of Allegiance was recited

The Chairman greeted the Board, the applicants and any members of the public. Mr. Brady explained the Zoning Board and Open Public Meetings Act, the social distancing requirements as a result of Covid-19, and the reason that the meeting was being conducted by electronic means via ZOOM. The meetings are advertised in the Herald News and on the Township website. The Board operates in accordance with the Open Meeting Act of the State of New Jersey, which means discussions and decisions are made in public.

MEMORIALIZATIONS

CRAIG JORGENSEN
RESOLUTION No. 2022-5
BULK VARIANCE ZB09-21-18
Block 2601 Lot 13
131 Point Breeze Drive; LR zone

Decided: Bulk Variance approval for front yard setback, existing non-conforming side yard setbacks(s), and lot coverage for the construction of a front and side deck with a roof disability access.

Approved: January 25, 2022

Eligible to vote:

Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Peter McGuinness, Robert Brady

A motion was made by Dan Jurkovic and second by Arthur McQuaid to approve Resolution No.

5-2022.

Roll call vote

Yes:

Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Peter McGuinness, Robert Brady

No:

SCOTT AND JEANNINE MOONEY
RESOLUTION 6-2022
BULK VARIANCE ZB10-21-19
Block 7801 Lot 63
15 Beacon Hill Road R-1 Zone

Decided: Bulk Variance for minimum side yard setback to add an additional one car garage with storage room above.

Approved: January 25, 2022

Eligible to vote:

Linda Connolly, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Peter McGuinness, Robert Brady

A motion was made by Arthur McQuaid and a second by Peter McGuinness to approve

Resolution 2022-6

Roll Call

Yes: Linda Connolly, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Peter McGuinness, Robert Brady

No:

**MICHELE A. GALLO
RESOLUTION No. 2022-7
BULK VARIANCE ZB10-21-24
Block 2611 Lot 16
64 Racetrack Road LR Zone**

Decided: Bulk Variance for Font Yard, side yard setback(s), distance from existing shed(s) and for permission to leave an existing 10' x 10' non conforming, shed in place.

Approved: January 25, 2022

Eligible to vote: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Peter McGuinness, Robert Brady

A motion was made by Peter McGuinness and second by Dan Jurkovic to approve Resolution No. 7-2022

Roll Call:

Yes: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Peter McGuinness, Robert Brady

No:

**LV ONE, LLC
BULK VARIANCE ZB10-21-25
RESOLUTION No. 2022-8
Block 10817 Lot 11
(35) Lakeview Ave LR Zone**

Decided: Bulk Variance for Lot size, lot frontage, lot width, lot depth, front yard setback, side yard setback, rear yard setback, and building coverage to construct a one store single family dwelling to include a driveway, garage and patio.

Approved: January 25, 2022

Eligible to vote: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Peter McGuinness, Robert Brady

A motion was made by Frank Curcio and second by Dan Jurkovic to approve Resolution 2022-8

Roll Call

Yes: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Peter McGuinness, Robert Brady

No:

A motion was made by Dan Jurkovic to approve professional invoices and second by Pete McGuinness.

Roll Call vote:

Yes: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Peter McGuinness, Robert Brady

LITIGATION

No Changes

A motion was made by Arthur McQuaid and second by Dan Jurkovic to approve January 2022 meeting minutes.

Roll Call vote:

Yes: Linda Connolly, Dan Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst, Michael DeJohn, Robert Brady

Pete McGuinness

Abstain:

DISCUSSION

The 2021 Year End Report prepared by the Board Planner was discussed. The Board would like to share this Report with the Planning Board with the possibility of drafting an ordinance that would address accessory buildings, sheds and accessory garages in lake communities.

Board Member Michael Gerst announced his resignation from the Board as he stated he accepted an in house Position as the West Milford Zoning Officer.


The Board congratulated Mr. Gerst. Board members discussed the procedure for filling the open position. The Board Secretary will advise the Administration and Council of the vacancy.

Next meeting is March 22, 2022 at 7PM via ZOOM

A motion was made by Arthur McQuaid and second by Linda Connolly to adjourn.

All in Favor

Adjourned PM 8:18PM



Respectfully Submitted
Pamela Jordan