

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Re-Organization and Regular Meeting Minutes
March 25, 2025
7:00 p.m.
MAIN MEETING ROOM OF TOWN HALL

Call to order 7:04 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.

Furthermore, on December 31, 2024, Governor Murphy signed into law A-5151/S-3957, which allows public bodies to continue using newspapers for required public notices and legal advertisements until March 1, 2025. The new law took effect on December 31, 2024.

The new law permits any newspaper used by a public body as the official newspaper from January 1, 2024, to December 31, 2024, to still meet the definition of a newspaper under the law regardless of physical or digital format of the newspaper's publication from January 1, 2025, to March 1, 2025. The publication could be in print or electronic format.

The Main Meeting Room is ADA accessible. Special needs can be accommodated by contacting the Zoning Board of Adjustment at (973) 728-2798.

The Pledge was recited

ROLL CALL

Present: Russell Curving, Frank Curcio Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur Peter McGuinness McQuaid, Stacy-Ann Webb, Andie Pegel
Secretary: Pamela Jordan
Professionals: Stephen Glatt Esq., Kenneth Ochab AICP, PP.,
Patrick McClellan, PE

The Board Chairman greeted the Board and those present and made the standard opening statement.

The Board Attorney explained the additional language in the legal statement pertaining to public notice and legal advertising. A law was recently passed by Governor Murphy it was ok if a newspaper posted in print or electronically during a time up to March 1, 2025. This Board is not aware of an extension or modification to this law. Resolution 2025-163 adopted by the Governing Body, was recognized as sent to members of legislature requesting explanation. The language is in place as a safe guard.

Following the Agenda, the meeting continued with MEMORIALIZATIONS from the January Board meeting. There was not a meeting in February, as the Board did not have a quorum.

RESOLUTION 4-2025

Christopher Pandorf

ZB-08-24-21

1421 Macopin Road

Block 9501 Lot 8.01 R-3 Zone

USE VARIANCE APPROVAL for a two, 2-bedroom apartment renovation in the single-family residential zone and APPROVED BULK VARIANCE Setbacks and existing non-conformities

Front yard setback 100 feet required, -8 feet/0 feet exist and approved

Rear yard setback 100 feet required, 12.6 feet exists / 25 feet (addition) approved

Existing non-conformities to remain the same for Lot size, lot frontage, lot width

Motion to Approved Resolution 4-2025 – Dan Jurkovic

Second: Stacy-Ann Webb

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

Recused: Russell Curving

RESOLUTION 5-2025

Vincent Lanza/Environmental Construction

Carroll Holdings, LLC

ZB-08-24-25

12 Wood Street

Block 12110 Lot 3.01 Zone –R2

APPROVED BULK Variance for construction of a new single family dwelling

Lot Frontage 75 feet required, 0 feet approved.

Motion to Approved Resolution 5-2025 – Stacy Ann Webb

Second: Michael DeJohn

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

Complete: December 19, 2024

Decided: January 28, 2025

RESOLUTION 6-2025

Allison Hosford & Roger Knight

ZB-12-24-31

75 Otterhole Road

Block 12501 Lot 13 R-4 Zone

APPROVED BULK Variance for the addition of a 10 ft x 40 ft deck addition to *open* construction permit #24-0684 (approved variance for garage/studio)

Side yard setback 30 ft required 10 ft approved

Motion to Approved Resolution 6-2025 – Stacy Ann Webb

Second: Michael DeJohn

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

Complete: December 19, 2024

Decided: January 28, 2024

RESOLUTION 7-2025

Robert Searle

ZB-10-24-26

119 Apple Tree Lane

Block 16504 Lot 9 R-4 Zone

APPROVED BULK Variance for a new accessory structure/garage.

Front yard setback 125 feet required/30 feet approved

Side yard setback – 50 feet required/5 feet approved

Lot Coverage 3% (3000 sf) permitted, 4. 1% (720 sf) approved

Included, existing nonconforming conditions - Lot area & Lot depth

Motion to Approved Resolution 7-2025 – Stacy Ann Webb

Second: Dan Jurkovic

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

Complete: December 19, 2024

Decided: January 28, 2025

RESOLUTION 8-2025

Joseph & Doris Levitski

ZB-11-24-28

15 Ryan Court

Block 8903 Lot 20 R-2 Zone

APPROVED BULK Variance for a 6 ft x 18.3 ft expansion to a single family home.

Rear yard setback 60 ft required, 41 ft exists, 35 ft approved

Motion to Approved Resolution 8-2025 – Dan Jurkovic

Second: Stacy Ann Webb

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

Complete: December 20, 2024

Decided: January 28, 2025

The Applicant Andy Sanchez was called.

Andy Sanchez

PEREIRA JOSE & GUEVARA MARIA ET ALS

ZB-11-24-29

23 Oakridge Road

Block 15804 Lot 10 CC Zone

SEEKING BULK Variance

The Board Attorney addressed the Applicant and his son. The Notice did not meet the statute timelines leaving this Board without jurisdiction. The Board Attorney directed the Applicant to re-notice and re-publish for the April 22, 2025 meeting.

Complete: December 19, 2024

JOSHUA FIRST

ZB-11-24-30

20 Seymour Drive

Complete: January 22, 2025

Deadline: May 22, 2025

Block 10808 Lot 12 LR Zone

SEEKING BULK Variance for a raised deck with staircase

Side yard setback 15 ft required, 10 feet exist, 3 feet proposed

Rear yard setback 30 ft. required, 40 ft. exists, 30 feet proposed

*Board Member Daniel Jurkovic recused himself from this matter
Russell Curving excused himself for the remainder of the meeting*

Stacy-Ann Webb and Andie Pegel were appointed as voting members of the Board for the remainder of the meeting.

7:26 PM

Scott Partridge was sworn in and stated he resides at 20 Seymour Drive. He is co-owner of the property subject of this application.

Matthew Ruffolo was sworn in and stated he is the authorized agent for the Applicant – he resides at 35 Awosting Road.

Mr. Partridge stated he is aware Mr. First submitted the Variance Application.

Mr. Partridge would like to call Mr. Ruffolo as a witness from Mr. Partridge.

Mr. Ruffolo stated the application proposes to add an addition to an existing deck, needing a side yard and rear yard setback.

The property is angled.

The proposed deck will be along the rear of the house at the second level with a staircase along the south side of the home. The staircase is located below the deck.

Mr. Ruffolo stated he is a dock builder on Greenwood Lake. His specialty is stationary docks.

Mr. Partridge and Mr. Ruffolo acknowledged reviewing the Board Planners Memorandum.

The Board Planners Memorandum, dated January 18, 2025 describes the rear yard setback is 27 feet where 30 feet is required (based on the submitted plan).

The Board Planner stated;

The deck can only go in one place

Mr. Ruffolo stated the plan was not necessarily 100 % to scale.

The Planner measured the rear setback to be 27 feet (according to the plan)

After discussion, the Applicant revised the rear yard setback request to 30 feet.

The Board Planner offered the homeowner generated plans, especially when not drawn to scale leaves room for discrepancy of dimensions.

The Board Planner stated he was satisfied with testimony provided.

The Board Engineer stated for the record, the property is adjacent to Lindy Lake there is a riparian buffer associated with the Lake. Construction will be conforming with the states permit by rules, *meaning*, building the deck in a certain fashion there is no need for official permits from the state. The Applicant should be mindful of lake frontage, the area is regulated, changes should be consistent with state regulations.

With no further questions from the Board, the Application was opened to the public.

Seeing no one, Peter McGuinness moved to close

Second: Arthur McQuaid

Motion to approve ZB-11-24-30: Stacy-Ann Webb

BULK Variance for a raised deck with staircase

Side yard setback 15 ft required, 10 feet exist, 3 feet proposed

Rear yard setback 30 ft. required, 40 ft. exists, 27 feet proposed

Second: Michael DeJohn

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

The Board Attorney stated the Resolution should be prepared and memorialized at the April 22, 2025 Board meeting. The Matter will be published digitally or in the paper. There is a 45 day appeal period after publication in which a member of the public (present or not) may appeal the decision in superior court.

KEVIN & SARAH SHUTROP
ZB-01-25-04

Complete: February 21, 2025
Deadline: June 21, 2025

36 Shadowy Lane

Block 7207 Lot 17 LR Zone

SEEKING BULK Variance for a 2-story addition to the rear left side of the existing home.

Building Coverage 10% required, 11.5% exists 13.3% proposed

Side yard setback 30 ft required, 17.47/17.33 exists, 17.47 is proposed

Rear Yard setback 60 ft required, 31 ft exists, 22 ft proposed

Accessory Shed setback 5 ft required, 3 ft/ 4 ft proposed

The Board Attorney swore in Mr. Shutrop.

Mr. Shutrop stated he is seeking a variance for a 2-story addition to his home.

The addition is located at the rear of the home.

The space is for an office and expansion to an existing bedroom and dining room area.

The house is nonconforming to the setbacks,

The lot is undersized.

There is not land available to purchase to eliminate the need for a variance.

The current side yard setbacks do not allow for expansion to the side

One side of the home is a septic; the other side is for utilities.

The front of the house is part of the septic system

The heater exhaust is on the opposite side of the back of the house.

The home is in the Pinecliff Lake neighborhood.

The house is not on the lake

The addition will not impact the neighbors.

The existing deck will be removed.

The upper portion (dining room) will have a 2 foot cantilever over the below 9 foot office addition.

The Board Planner stated the measurement for the rear yard should be measured from the cantilever, not foundation. The corrected proposed rear yard setback is 20 feet not 22 feet, measured from the cantilever.

The Board Engineer added part of the application is replacing an existing 6' x 8' shed with a proposed 10' x 10' shed.

Mr. Shutrop acknowledged the seeing comments and reports provided by the Board Secretary.

The Health Department memo dated September 11, 2025 stated they have no record of the existing septic system. A professional engineer may need to certify the system is functioning. Architectural drawings must be provided showing the existing and proposed conditions of each floor of the house. The proposed project may be deemed major reconstruction and the existing septic may have to be updated to meet NJAC – 7:9A. The location of the septic bed is unknown. All setback distances required under NJAC 7:9A must be met in relation to the expanded footprint of the house. The definition of bedroom must be considered as outlined further in the report.

The Board Engineer added, the septic size is a function of the number of bedrooms; this application does not change the number of bedrooms. Respectfully – the septic is not being impacted and as functioning should continue as it is now.

The Board Attorney stated it is the responsibility of the applicant to speak to the Health Department. The Board approval is subject to all other municipal, state and federal regulations and laws. Any approval is contingent based on the applicant receiving applicable department's approvals. The Resolution will elude to the Board Engineer comments – however, will not be considered fact finding for the purpose of granting or denying a decision.

Mr. Shutrop stated there is an existing drainage system with the existing gutters. The Applicant plans to tie the runoff into the existing system.

The existing 6' x 8' shed is proposed to be replaced with a 10' x 10 shed and incorporated into an approval if granted.

The Board Planner recapped the conditions

Side yard variance (left) 17.47 exists and proposed- continuing the line of the building.

Rear yard setback 20 feet proposed, 60 feet required

Coverage 10% permitted, proposed 13.3% by the Planners calculation.

Shed – side yard variance 3' and rear yard variance 4' feet.

The Board Planner stated he was satisfied with testimony.

The Board Engineer stated he was satisfied with testimony, the application was very straightforward.

With no further questions from the Board, the matter was open to the public.

Seeing no one, Peter McGuinness moved to close the public portion

Second: Arthur McQuaid

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

Motion to approve ZB-01-25-04

Second: Peter McGuinness

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

The Board Attorney stated the Resolution should be prepared and memorialized at the April 22, 2025 Board meeting. The Matter will be published digitally or in the paper. There is a 45 day appeal period after publication in which a member of the public (present or not) may appeal the decision in superior court.

STEVEN GITIN

ZB-01-25-01

9 Belleau Gateway

Block 5706 Lot 8 LR Zone

SEEKING BULK Variance for a 1 car attached garage addition

Side yard setback 30 ft required 38 ft exists 20.92 ft proposed.

Rear yard setback 60 ft required 47.7 ft exists 45.25 proposed

Front yard setback 40 ft required 26.3 ft exists 27.5 ft is proposed

Lot coverage 10% permitted 8.01% exists 12.33% proposed

Complete: February 21, 2025

Deadline: June 21, 2025

Mr. Gitin was sworn in by the Board Attorney. He resides at 9 Belleau Gateway.

He stated he would like to build a one-car garage.

The garage is proposed to be one floor.

The garage is proposed to have an internal set of stairs leading to the basement.

No plumbing is proposed.

The neighboring properties are wooded.

The driveway is gravel at this time.

The existing carport is temporary and will be removed.

The septic is located in the rear of the property.

The property is undersized in width and depth creating hardships.

The well is located on the right side.

The garage is modest in size.

The footprint of the house is 22 feet by 24 feet, 480 square feet.

The Board Planner and Board Engineer stated the application is very straightforward.

The Chairman referenced comment sheets from the Township Engineer and the Environmental Commission regarding runoff. Utilizing Rain barrels was a suggestion.

The Board Engineer stated -- being cautious of the smaller lots and considering setback requirements from wells and septic's. It is hard to impose drywells and could suggest the Board make recommendations, not requirements. Run off requirements could be addressed by West Milford Engineering with a lot development plan.

The applicant noted the well is located on the survey provided, shown on the front right side of the yard.

With no further questions from the Board, the matter was open to the public.

Seeing no one, Peter McGuinness moved to close the public portion

Second: Arthur McQuaid

Roll Call:

All were in favor

None opposed

Motion to approve Variance for a one car attached garage.

Second: Stacy-Ann Webb

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

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appeal period after publication in which a member of the public (present or not) may appeal the decision in superior court.

8:19 The Board took a 10 minute break

PAMELA & DANIEL BURKE
ZB-01-25-02

Complete: February 21, 2025
Deadline: June 21, 2025

1913 Greenwood Lake Turnpike
Block 3610 Lot 34 LC & R1 Zone
SEEKING BULK Variance for a 40 x 50 ft detached garage
Accessory structure lot coverage 3% permitted 4.21% proposed

The Board Attorney swore in Daniel Burke. Mr. Burke stated;
He resides at 1913 Greenwood Lake Turnpike.
His existing 17' x 48' garage is falling down, in disrepair and further described as a hazard.
The garage is encroaching over the property line.
He would like to demolish the garage and build a new pole barn.
The new structure is proposed to be 40' x 50'.
The new location would eliminates the encroachment.
The lot is large and irregular in shape, narrow and deep.
The new garage is for vehicles and lawn equipment.
The barn will have electric, no plumbing.
There is a lot located to the right of the applicant's property with a proposed septic and an electric pole for a future house. There is no property available to purchase to eliminate the need for the variance.

The property shares two zoning designations. The proposed barn is located in the R1 zone, the house located is in the LC zone. The barn is for personal use only.

The Board Engineer explained, Engineer for the Applicant Map Engineering added a dry well system, labeled "CULTEC RECHARGER" on the Soil Moving Plan, submitted to the Board. Due to the change in impervious coverage the system will collect the runoff from the structure and infiltrate into the ground.

The Board Planner is satisfied with testimony.
The Board Engineer is satisfied with testimony.

Mr. Burke stated he has seen the memo's from the department heads.

The Application was opened to the public.

Seeing no one Peter McGuinness moved to close the public portion
Second: Michael DeJohn

Motion to Approve: Stacy-Ann Webb

Second: Michael DeJohn

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

The Board Attorney stated the Resolution should be prepared and memorialized at the April 22, 2025 Board meeting. The Matter will be published digitally or in the paper. There is a 45 day appeal period after publication in which a member of the public (present or not) may appeal the decision in superior court.

DAVID WOOD
ZB-02-05-03

Complete: February 26, 2025
Deadline: June 26, 2025

43 Laramie Trail
Block 505 Lot 11 LR Zone
SEEKING BULK Variance for a detached 1-story garage
Front on Public Street NJSA 40:55D-35
Accessory building side yard 10 ft required 5 ft proposed.

The Board Attorney swore in David Wood. Mr. Wood stated;
He resides at 43 Laramie Trail
He would like to build a garage on the side of his property.
A recently installed septic limits available space to remain in compliance.
The property is located at the end of a cul-de-sac.
Most of the neighbors have garages.
The garage would provide indoor space for cars and storage.
There is an access easement to the property for access.

The Board Planner offered, It is common in West Milford, due to state law, every property is required have frontage on a public street. Laramie Trail ends approximately 200 feet from the property – the rest of Laramie Trail is an easement or right of way. It is not a public street owned by the Township, it is owned privately. When this happens, a variance is always required. The easement allows property owners access to their property beyond where Laramie ends.

The driveway appears the same width of the garage approximately 16 feet.

Curbing is existing.

The driveway will be asphalt

The architectural plans show a half story attic.

There is no plumbing.

A condition, if approved was suggest to state no residential use in the garage.

A comment from the Building department concerning an overhang and maintaining 5 ft from the property line will be addressed with the building department. This Board will make a decision on zoning only. The comment was provided to the applicant prior to the meeting.

For the purpose of approval, the applicant seeks an approval of 3 ½ feet variance from the gutter line, 5 feet from the building line. The accessory building side yard setback request is no less than 3 ½ feet.

The Board Engineer added, being in close proximity to Upper Greenwood Lake, his evaluation of DEP rules – the applicant is compliant with permit by rule #10. No further action required staying 25 ft or more along with other conditions satisfied.

The Board Planner is satisfied with testimony given.

The Board Planner was satisfied with testimony – reiterating comment by rule #10, no further action required by the applicant.

With no further questions from the Board, the matter was open to the public.

Seeing no one, Peter McGuinness moved to close the public portion

Second: Arthur McQuaid

Roll Call:

All were in favor

None opposed

Motion to approve for a Variance for a 1 ½ story attached garage to include approval to construct without frontage on a Public Street NJSA 40:55D-35by Peter McGuinness

Second: Stacy-Ann Webb

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

The Board Attorney stated the Resolution should be prepared and memorialized at the April 22, 2025 Board meeting. The Matter will be published digitally or in the paper. There is a 45 day appeal period after publication in which a member of the public (present or not) may appeal the decision in superior court.

VINCENT LANZA

28 Overlook Drive

Bulk Variance 0530-0717

Resolution 21-2006, Request to amend Condition 2. C

Resolution 16-2008- for reference

The Board Attorney referenced the Resolutions to consider for this matter. One is nineteen years ago and the other seventeen years ago. Mr. Lanza was before this Board to construct a new home. The Variance was granted with certain conditions were included in the Resolution. Condition 2 C required the posting a performance guarantee for road improvements in the amount approved by the Township Engineer. Condition A, to provide a quitclaim deed related to 16-2008.

Mr. Lanza requests the board remove condition 2. The Board should listen to hear from Mr. Lanza to make a decision.

The Board Attorney swore in Mr. Lanza and he stated;

He received approval for a variance 19 years ago.

The improvements on the dirt road ended at the property.

An improvement of a “turn around” was requested.

In 2024, permits were granted to build a house.

The house is built and improvements have been completed.
West Milford Engineering has signed off on the plans and improvements.
His reason for being here is to document the intended work complete.
The improvements were designed to be complete when the house was built.
Improvements were completed with construction of the home at the cost of the builder, Mr. Lanza.
There are other homes on the street with no improvements to the street.
Mr. Lanza has been before this board since 1982 on many occasions.
He stated he has never been asked to make contributions for future road improvements.

The Board Planner stated;
He has worked with this Board since 1982
He does not recall this type of condition ever imposed.

Motion to approve by Frank Curcio to amend condition 2.C from Resolution 21-2006 *“have posted a performance guarantee for the road improvements in an amount approved by the Township Engineer”*.

Conditioned upon the applicant producing proof the improvements have been completed to the Board

Second: Peter McGuinness

Roll Call:

Yes: Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel

No:

DISCUSSION Item, 2024 Year End Report, Board of Adjustment presented to Board Members. Prepared by Board Planner Kenneth Ochab, Kenneth Ochab Associates, dated March 25, 2025.

Board members were provided with this annual report to review, comment and make recommendations to the Council. An excerpt of this report is made part of the minutes;

“A large percentage of the applications before the Board of Adjustment are for residential improvements in the lake communities and established neighborhoods. Throughout the years, the Upper Greenwood Lake area is where most of the variance applications are produced. This past year the Greenwood Lake and Upper Greenwood Lake areas both have the most variance applications. Other variance locations include lower Macopin/Germantown Rd., the Crescent Park area and the Westbrook/Morsetown Road area.

In reviewing the applications, the Board recommends that a procedure be implemented to address the very small applications for “minor” improvements. An “administrative” process should be created to allow the zoning officer or other official to approve these minor projects. Any variance application, no matter how small, has to file the application, provide legal notice to neighbors and in the newspaper and sometimes have an architect or engineer attend the Board hearing. The zoning officer could provide sufficient review to protect the public and if he feels necessary have the applicant come before the Board. Examples of such potential applications the Board considered this past year include small porch roof proposals, replacement of existing sheds and a swimming pool setback to public open space.

The Board does continue to recommend that the governing body consider specific zoning regulations concerning garages in the LR zone on properties with lake shore frontage. Garages on these lots are typically located in the front yard next to the roadways. An ordinance that would regulate them and that discourages residential use on the second floor of these structures would be helpful”.

The Board Planner commented the reports have been consistent each year. Further recommended during discussion among members to incorporate an administrative rite of approval from the zoning officer or building inspector eliminating or reducing procedure and costs for residence for sheds and certain setback. The members agreed changes to streamline the process makes sense.

Michael Gerst, Zoning Officer stepped forward stated;

Smaller properties with the larger zones have been the subject of discussion. The goal is to redo zones to break out the smaller properties located in zones like R-3 to cut down on the need for many variances.

Old zoning still in place from the 1960 will be looked at changing to LR to R-10 – as a large number of applications use the old zoning to accommodate smaller lots.

Motion to Approve the 2024 Annual Report by Peter McGuinness

Second: Stacy-Ann Webb

Roll Call: Frank Curcio, Michael DeJohn, Michael Hensely, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Andie Pegel
No:

PROFESSIONAL INVOICES

Motion to approve professional invoices, Peter McGuinness

Second, Stacy-Ann Webb

All were in favor

None opposed

APPROVAL OF MINUTES

January 28, 2024

Motion to Approve: Stacy-Ann Webb

Second: Michael DeJohn

Eligible to vote: Russel Curving, Frank Curcio, Michael DeJohn, ~~Arthur McQuaid~~, Daniel Jurkovic, Peter McGuinness, Stacy-Ann Webb

All those in attendance at the January 28, 2025 reorganization meeting

All were in favor

None opposed

All those in attendance at the January 28, 2025 regular meeting

All were in favor

None opposed

Motion to adjourn 9:35 PM: Peter McGuinness

Second: Stacy-Ann Webb

All were in favor

None opposed

Respectfully Submitted,
April 22, 2025


Pamela Jordan, Secretary
Zoning Board of Adjustment