

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
May 24, 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 Notice was announced

ROLL CALL
7:32 PM

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

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.

Matthew Conlon was sworn in by the Board Attorney as Alternate #1 Citizen member to the Zoning Board of Adjustment.

MEMORIALIZATIONS

GARY ZIELINSKI
RESOLUTION NO. 9-2022
BLOCK 603 LOT 8, 9
24 Witte Road LR Zone

COMPLETE: March 24, 2022
DEADLINE: July 23, 2022

Decided: Approval of the elimination of a lot line between two existing lots, creating 1 lot with 2 dwellings.
Approved: April 26, 2022

Eligible to vote: Linda Connolly, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Michael DeJohn, Robert Brady

A motion was made by Arthur McQuaid and second by Robert Brady to approve Resolution No. 9-2022

Roll call vote:

Yes: Linda Connolly, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No:
Abstain:

NEW APPLICATIONS

MARK & EMMA SCALFANI
BULK VARIANCE ZB 06-21-11
BLOCK 4201 LOT 4

COMPLETE: March 3, 2022
DEADLINE: July 22, 2022

67 Lake Park Terrace LR Zone

SEEKING: Front yard setback where 40 feet is required, 48.88 exists and 24.8 is proposed. **Side yard setback (L)** where 30 feet is required, 12.1 feet is existing, 12.1 feet proposed, **Side yard setback (R)** where 30 feet is required, 13.31 feet existing and 13.3 feet proposed, **Building lot coverage** where 10% is permitted, 17.4% is existing 23.2% is proposed **for construction of a 20 x 20 GARAGE in the front of the house.**

The Board Attorney began by asking the Applicants, Mark and Emma Scalfani and their Contractor Vincent Lanza to raise their right hand and be sworn in, stated their name and address of 67 Lake Park Terrace. Mr. Lanza of 40 Forest Lake Drive in Hewitt, NJ. Mr. Lanza will be presenting as a witness for the Applicant in this matter.

Mr. Lanza stated Mr. and Mrs. Scalfani are proposing to build a garage in the front of their dwelling in a lake community. The Board Attorney stated Mr. Lanza is a builder in the Township and has appeared before this Board on many occasions speaking on behalf of himself and other property owners. Mr. Lanza stated he has been a builder for about 40 years and been qualified as an expert for many Boards based on his past experience. Mr. Lanza is the builder for this project. No Board members has questions for Mr. Lanza.

Mr. Lanza stated Most of "The Properties" were zoned as a filed map subdivision in the 50's as part of the R10 zoning allowed in 1969- where any lots that had a frontage of 75 feet and a depth of at least 100 feet would confirm to the old zoning. This lot is part of the filed map subdivision and is undersized. Zoning has changed to LR-20 triggering variances to build in the front of the property. Nearby neighbors have built their garages in the front and closer to the road than the proposed Scalfani garage. This Applicants small one car attached garage would conform to the neighborhood.

The Board Planner stated, because the garage is attached to the house it is part of the principal building. The Variance is for a front yard setback not a garage in the front of the house.

The Board Planner questioned Mr. Lanza and determined most garages in this neighborhood were located on the Road side (or front) or front yard. The proposed garage is 18 feet x 24 feet, the minimum size a 1 car garage should be. The neighborhood is scattered with front yard storage sheds and garages. The proposed garage is placed in the only location that one would fit causing the need for a side yard variance.

Mr. Lanza confirmed the size of the proposed garage to be 18 feet x 24 feet clearing up confusion with the different application dimensions.

The septic tank is located to the left side and the field is located in the back yard. The main access is the right side of the house with enough room for equipment to pass through. The proposed garage does not change access to the back (lake side) of the house.

A covered porch, described as an overhang is proposed to be added for protection from elements when walking to the front door. The Board Planner stated, extending the roof section requires a side yard variance. Mr. Scalfani indicated there was not available property to acquire that would alleviate the need for the variance.

Mr. Ochab had technical difficulty and was inaudible for a short period.

Mr. Lanza confirmed the height of the proposed garage addition to be approximately 14 feet with a capped height of 16 feet, described as a one story garage with a peak roof. A schematic prepared by IRACE Architecture dated March 4, 2021 - page A3 shows the garage substantially lower than the dwelling. The Applicant had no issue with a maximum height of 16 feet for the garage addition.

The Board Planner referenced his review letter, stating that there was a slight increase of impervious coverage, when typically this is mitigated by a drywell, lot size and other constraints would make this very difficult. The Board Planner stated no objection to the application proceeding without a drywell, however defers comments to the West Milford Engineering Department if development plans were needed as a follow up to the meeting.

With no further questions or comments from the Board, **The Chairman opened the application to the public in accordance with the NJ state public meetings act.**

Seeing no one Linda Connolly moved to close the public portion of the application. Second by Arthur McQuaid.

Daniel Jurkovic made a motion to approved ZB 06-21-11 67 Lake Park Terrace for a Bulk Variance for construction of an 18 foot x 24 foot garage with a maximum height of 16 feet stating the Application is consistent with the lake community neighborhoods with a garage in the front of the house.

Roll call vote:

Yes:	Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No:	None
Abstain:	None

The Board Attorney informed the Applicants that once the Resolution is approved at the next Board meeting there is a 45 day appeal period that the public has the right to appeal. Any work commencing prior to the 45 day appeal period is subject to a stop work order.

KENNETH AND LAURA TRUMPER

ZB 03-22-04

80 Starlight Road, R3 Zone

Block 9302 Lot 11

BULK VARIANCE (Fence)

SEEKING: Approval to install a 6 foot fence along the front property line.

Mr. Trumper stated he was representing himself. Mr. Trumper was sworn in by the Board Attorney stating he resides at 80 Starlight Road in West Milford. Mr. Trumper stated he was applying for a Bulk Variance for fence height stating 3/4 of his property wraps around Starlight Road, the section that requires the variance runs with a dirt road. The fence is for privacy and to keep his dogs safe. The terrain slopes down, the fence would appear

COMPLETE: April 12, 2022
DEADLINE: August 2, 2022

to be approximately 1 foot less. The application stated the fence would be 6 foot off of the property line. There is a portion where the gate is and will be set back further from the property line.

The property, as described, consists of “two front yards” with the property sitting on a corner. The fence area requiring the variance sits behind the dwelling.

The Board Planner referenced the Planning Report dated April 27, 2022 page (2) that describes the property as long and narrow. Starlight Road is an untraveled dirt path / paper street that is not utilized. The proposed fence is in the “back yard”. The section of Starlight Road is visually the rear yard of the property. The Board Planner stated he finds the circumstances warrant the granting of the variance for the fence.

The Board Engineer stated this was a simple application with no Engineering impact.

With no further questions or comments from the Board, **The Chairman opened the application to the public in accordance with the NJ state public meetings act.**

Seeing no one Chairman Brady moved to close the public portion of the application. Second by Arthur McQuaid.

A motion was made by Arthur McQuaid to approved ZB 06-21-11 for a fence variance in the front yard with supporting testimony that the street is a dirt path and covers most of the property and second by Linda Connolly.

Roll call vote:

Yes:	Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No:	None
Abstain:	None

The Board Attorney informed the Applicants that once the Resolution is approved at the next Board meeting there is a 45 day appeal period that the public has the right to appeal. Any work commencing prior to the 45 day appeal period is subject to a stop work order.

**HOLY INSTITUTION PANAGIA SOUMELA, INC.
PRELIMINARY AND FINAL SITE PLAN**

ZB 01-21-02

**253 Marshall Hill Road
Block 6404 Lot 10, CC Zone
BULK AND USE VARIANCE**

SEEKING: Approval for the expansion of an existing House of worship, including addition, construction of a pavilion, bath house and storage sheds.

**COMPLETE: April 18, 2022
DEADLINE: August 16, 2022**

The Attorney for the Applicant addressed the Board, Dean Stamos from the Law Firm of Farraro & Stamos LLP in Rockleigh, NJ. Holy Institution Panagia Soumela, Inc., is a registered 501C3 nonprofit Religious corporation and has been in operation since 2005. The church is used sparingly through the year and host to one festival a year that is a primary fund raising event. The proposed changes would be an improvement to the property.

The Board Attorney swore in the Applicants Engineer Tyler Vandervalk of Houser Engineering located at 11 Greenwood Lake Turnpike, Ringwood, NJ. Mr. Vandervalk is a licensed professional engineer in NJ and holds a bachelor’s degree in civil engineering from NJIT and has testified before this Board on numerous occasions.

Mr. Vandervalk affirmed that he or someone from his firm prepared the Applicants plans under his direction. He is familiar with the property and the proposed development. Mr. Vandervalk shared his screen with the Board, describing sheet one of the plans with one revision date of February 2, 2022 “for completeness”. There is a two way driveway located at the Southwesterly side of the property that follows through the shape of the parcel to an unused driveway that leads back to Marshall Hill Road. The drive has a gravel parking area located in front of the community center that currently serves as the main meeting hall and dining hall/kitchen area. The center has an attached open breezeway that leads to the existing sanctuary with seating for worship. The gravel driveway continues and splits to a pad largely used for temporary tents. Further North toward the rear of the property is a vacant single family home, east along the driveway is additional gravel parking and two existing sheds. The driveway continues through the woods and leads back to the second entry on Marshall Hill Road. This entry is blocked most of the time. The property has two wells, one for the house and one for the church. There are two septic systems. Mr. Vandervalk stated the proposed changes would better utilize the property for specific uses and operations of the Applicant.

The building in front referred to as the “Alpha Building” will close the breezeway to a dedicated interior space for use as a foyer. Mr. Vandervalk referred to Plans prepared and submitted with the application by Steven Boshart, Architect, Page PR1 that shows a stage with row seating, the area between the Alpha Building and the community center will be enclosed. The community center is a large open room with bathrooms and a kitchen

with a patio. The kitchen will be renovated and a roof is proposed over the existing patio. A second story is proposed for administrative office space, a library and additional bathrooms to be used during meeting times. The permanent pavilion is proposed over an existing gravel pad. The structure will eliminate the need for costly tent rentals and provide shelter from the elements. Shown on PR4 of the architectural plans, the pavilion is open sided with arches with peaks and windows with architectural accents that tie together the design scheme.

The house structure, further back on the property, currently a single story, will be converted into office space as shown on PR3 with a proposed second story. The garage will be for storage. The entry is proposed for a reception area/lobby area, the kitchen will remain. The second floor or upstairs will provide additional study rooms, library space and a religious artifacts display gallery.

Proposed storage sheds will provide space to house props/flags that attendees bring for events. The sheds are staged to maintain the same architectural element throughout the property.

The proposed bathroom will eliminate the need to rent trailers and portable toilets. The bathroom will provide a permanent space for access to bathrooms and showers for festivities that would require cleaning up from physical activities to attend church services. The design of the bathroom is consistent with the architectural element throughout the property.

The Applicant has obtained a T1 permit that grandfathered them into flows that exceed 2000 gallons per day while reassigning flows. The applicant will obtain a TWA from the DEP with the idea of having all of the sanitary waste in one area.

The Applicant proposes to primarily use the existing parking area. Parking calculations by the Applicants Engineer differ slightly from the Board Planners, providing 52 (using 4 stalls per thousand) not 59 (65 stall per thousand in this zone). Parking is mainly for conferences and will not overlap with Church use. Mr. Stamos stated dual uses would not be utilized in capacity at the same time.

Mr. Vandervalk described the Variance relief the Applicant is seeking;
D Variance for Non Conforming Use

Bulk Variance(s) for building to building spacing – The Ordinance requires that accessory structures be 20 feet from any building (accessory or primary). There are a number of small unoccupied storage sheds and a covered pavilion and bathroom where the overhang creates the Variance need. The buildings provide storage and shelter during festivities.

Mr. Stamos referenced a 2021 Passaic County Planning report that the Applicant understands will need to address comments- particularly pertaining to the secondary driveway east of “Dairy Queen”. The secondary driveway is only used for set up and staging one day of the year for the annual fundraising event.

The proposed development will conform with storm water management requirements. Mr. Vandervalk stated a seepage pit designed to take the runoff from the pavilion will be provided. The bathroom is not currently connected to anything – The applicant is open to designating a drywell to the Bathroom.

The Applicant has the Treatment Works Approval (TWA) for the septic system and the T1. Mr. Vandervalk referenced a question from the Engineers report regarding wetlands, with no major concern – that could be determined with a report from a professional environmental consultant if the Board felt necessary.

The TWA is granted by the state and submitted to the township for their endorsement.

The Board Attorney questioned if additional parking was available near the secondary driveway. Mr. Vandervalk stated there could be over spill of cars on grassy unused area(s). Further stating, being located in the Highlands and considering constraints, keeping less impervious coverage and green area could be a benefit over paving additional land for a one weekend event.

If a parking Variance is required, The Board Attorney and the Applicant’s Attorney concur the wording of the Applicants Notice would be sufficient for this purpose, utilizing the “catch all” phrase “ ... and such other variance relief as the Board deems necessary, so as to permit the construction of ...”

The Board Attorney referenced a memo from the Township Construction official

1. A zoning permit must be added to the Application Sealand container in the rear of the property.
2. Building permits must be obtained for existing items listed on the memo (not verbalized)
3. Provide a van accessible spot with proper signage for each building location
4. Provide an accessible path of travel to each structure, including the sheds

Mr. Vandervalk indicated the container may be temporary and if staying on site the proper permits would be obtained. Zoning permits were previously obtained for an overhang for the house near the garage door, 2 sheds and a roof over a walk in cooler. Building Permits would be obtained in accordance with the Resolution if the Application is approved. Accessible parking will be provided to the main structures, the house and church building. Plans will need to be amended to show paving for those spots. Mr. Vandervalk stated he would work with the Building Department.

The Board Attorney suggested the Applicant resolve and satisfy the Construction Official by making the four items on the memo a condition of approval should the Board vote to approve this matter. Mr. Stamos indicated it would be acceptable to bring all items into compliance and satisfaction.

The Board Attorney swore in Mr. Haralambos Vasiliadis from 15-60 209th Street, Bayside NY. Mr. Haralambos stated he is the President of the Institution for the past 18 years. He is involved and familiar with the site. The Institute has 3 events per year, May, August (2 day weekend event) and September - to commemorate September 11th. There are few members of the church living in West Milford. Many members travel from parts of the United States and Canada. There are three Churches with this name, one in Turkey, one in Greece and one in West Milford, NJ. Each location is chosen within proximity of a large Greek population, approximately 1 hour from NYC. 99% of the church members live 50 - 1000 miles away. A weekly service is impossible. Three days of the year all are invited. There may be an occasion to honor dignitaries of the Greek Orthodox Church that are in the area. The purpose of the various sheds are for storage of costumes, flags and other equipment for groups that perform. The sheds provide pride in the property. The purpose of the Bath house is for groups to freshen up between church events and activities. The bath house will be secured when not in use. The offices on site will be available to members and officers to use for meetings and conferences, not a daily or weekly basis, likely once a month for a board meeting during Spring, Summer and Fall seasons. The festival has been ongoing for the past 15 - 16 years without problem in the past. The Pavilion will alleviate the need for tents and rental bathrooms. The plans are in line with church related use, for the organization and members.

The Board Engineer stated the Applicants testimony was clear and detailed and well thought out and did not have issue with parking deficiencies due to the planned use.

The Board Attorney swore in Professional Planner for the Applicant, Mr. Nicholas Graviano, partner with Graviano and Gillis Architects and Planner located at 101 Crawfords Corner Road in Homedale NJ. Mr. Graviano has a bachelor's degree in Planning and a Master's degree in City and Regional Planning both from Rutgers University and a law degree from Temple University School of Law. Mr. Graviano is a licensed Professional Planner in NJ and holds an AICP Certification. Mr. Graviano stated he has testified in over 100 Boards in 18 different Counties.

Mr. Graviano stated he reviewed the Plans submitted from the Applicant, the Board Professional letters and the Township Master Plan relating to 253 Marshall Hill Road. The site is 7.6 acres, currently a church and used by a previous church. Mr. Graviano summarized the proposed work as previously testified by others. The site is surrounded by nonresidential uses. Mr. Graviano stated the D2 Variance (expansion of an existing nonconforming use) is an inherently beneficial use as defined by municipal land use law and satisfies the positive criteria for the D2 variance. The Project satisfies the positive criteria for the purpose of land use law if it were not inherently beneficial. The Applicants Planner stated the Board Planner highlighted the 4 prong test highlighting the negative criteria.

The Board Planner questioned the Applicant to address possible staff, increased conferences, future meeting projections and intention for the parcels use. Mr. Vasiliadis described an in person monthly meeting of 10-15 people for a couple of hours would be the foreseeable addition to current use. Mr. Stamos referenced the Board Planner's report where literature from the Institution spoke of expanding (as described in the Application) and included a Youth Summer Camp. Mr. Vasiliadis indicated there is not a specific plan for a youth summer camp. Mr. Vasiliadis stated he inquired with the West Milford Health department 7 years ago and concluded the organization was not ready for a youth camp. Mr. Vasiliadis testified there are no current intentions for a camp. If a camp were to become an option, all health department and township requirements would be met. A summer camp is not part of this Application

With no further questions or comments from the Board or Professionals, **The Chairman opened the application to the public in accordance with the NJ open meetings act.**

Seeing no one Chairman Brady moved to close the public portion and second by Linda Connolly.

Roll call vote:

Yes:

Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady

No:

None

Tyler Vandervalt responded to a Board member when asked about the shed size and windows; all walls will be solid with one window above the door as an architectural feature. Shed size(s) is proposed at 10' x 10' and 12'.2" x 12' x 12'.6".

A motion was made by Arthur McQuaid to approve HOLY INSTITUTION PANAGIA SOUMELA, INC., PRELIMINARY AND FINAL SITE PLAN, ZB 01-21-02, 253 Marshall Hill Road Block 6404, Lot 10, CC Zone for a Bulk and Use Variance based on testimony of the Applicant with conditions on the West Milford Construction Official report and second by Daniel Jurkovic.

Roll call vote:

Yes:

Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady

No:

None

Opposed:

None

IRE LLC. (Moove In Self Storage)

11 White Road, CC Zone

Block Lot

BULK AND USE VARIANCE ZB 03-22-03

PRELIMINARY AND FINAL SITE PLAN

COMPLETE:

DEADLINE:

SEEKING: Approval for the expansion of an existing non-conforming use, with bulk variances requested for front yard setback, where 50 feet is required, 38.8 feet exist and 25.3 feet is proposed; rear yard setback where 50 feet is required, 69 feet exists and 37.7 feet is proposed; and impervious coverage where 60% is required, 71% exists and 75% is proposed for the expansion of an existing self-storage facility.

Mr. John Wyciskala, Attorney for the Applicant stated IRE LLC is the operator of the storage facility known as Moove In Self Storage Facility. The property has been operating at a storage facility for many years. The facility has climate control. The facility consists of 18,340 sq. feet of storage space contained within 3 existing buildings. IRE LLC took over the space in 2015 from Extra Space Center. Mr. Wyciskala stated the Extra Space Center appeared before one of the West Milford Boards and received approval to expand and the approval was now expired. The Applicant is seeking site plan approval to expand approximately 12,600 sq feet of additional storage space. The proposed expansion includes expanding to one of the existing buildings and the construction of two additional 1 story buildings to the rear of the property. The Applicant intends to expand in phases. Phase I would include about 6427 sq feet of floor area, a portion of the existing building and two new buildings. Mr. Wyciskala stated the addition would not change the nature of the business operation. The storage facility is gate controlled with code access for customers between 6 am – 10:30 pm Monday – Friday and 6 am – 10 pm Saturday. An onsite manager is present from 9:30 am – 5:30 pm Monday – Friday and Saturday from 9 am – 2 pm. No new bathrooms or onsite employees are proposed with this application. Mr. Wyciskala stated this expansion would benefit the community. There is little impact on traffic, parking and has little need for municipal services.

Three witnesses for the Applicant raised their hand and the Board Attorney swore in Daniel VonBussenius, Nicholas Graviano 101 Crawford's Corner Road of Holmdell, NJ and Christopher Muldune 10 Gelsinger Road, Sinking Spring PA.

Mr. Muldune has a bachelor of science degree from Widener University with 22 years of professional engineering experience and licensed in the state of NJ and has testified before Boards in PA and DA. Mr. Muldune shared his screen and described the site referencing an aerial view, a mostly wooded area scattered with business. The sheet shows outlines of the existing buildings. Proposed in two phases (Phase I) to be provided and named exhibit A1 color rendered site plan and phasing plan. Described as a darker brown color, Phase I closest to the roadway and two rectangular buildings located at the rear of the building. The road is proposed to run through to the back building, adding vegetation and trees. The impervious coverage would increase 3% - 4%. One addition is shown in a light mustard color is approximately 1927 sq feet and the back buildings 130 feet by 20 feet and 100 feet x 20 feet. Phase II buildings will have internal access to the building. Lighting is described as low complying with code requirements. A grass area will be added between buildings and trees in the back and dogwoods in the front.

Mr. Muldune confirmed impervious coverage would not be increasing more than 1/4 acre and will provide further information regarding the onsite septic system. There will not be an increase in bathrooms or employees. Roof runoff will be routed into the existing drainage system as provided in the design. The Applicant is willing to reduce impervious coverage or add rain barrels to slow drainage as suggested by the Environmental Commission. There are two ADA spaces that will be modified to meet current requirements. All of the requirements contained in the Health Department report will be complied with.

Mr. Muldune stated the revised date of the plans shown is 4/28/2022 – the plan was not previously submitted to this Board for prior review.

Phase II would be done at a later date to be determined.

The Board Attorney indicated the Applicants Notice would be deficient to consider Phase II at this time. Mr. Glat made a suggestion to carry the matter, re-notice and proceed at the next meeting. The Board Professionals were not aware of the plan for two phase improvements with an undetermined timeframe. The County voted on the revised site plan and the Board Attorney stated there needs to be consistency for both Boards.

Mr. Wyciskala requested an adjournment until the June 28th meeting.

Mr. McQuaid made a motion to adjourn BULK AND USE VARIANCE ZB 03-22-03, PRELIMINARY AND FINAL SITE PLAN and second by Frank Curcio.

Roll call vote:

Yes: Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No: None
Opposed: None

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Russell Curving made a motion to approve professional invoices and second by Linda Connolly.

Roll call vote:

Yes: Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No: None
Opposed: None

The Board Attorney stated there has not been any communication regarding litigation.

Linda Connolly made a motion to approved previous minutes and second by Russell Curving.

Roll call vote:

Yes: Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady
No: None
Opposed: None

DISCUSSION

The Board discussed returning to in-person meetings or continuing with Zoom. The need for safe spacing and microphones would need to be considered if in person was resumed. There were suggestions to start in July and Mr. Brady would meet with the IT group to help facilitate a smooth transition. Individual health is considered in the decision.

A motion was made by Daniel Jurkovic to resume in-person meetings for the July 26, 2022 meetings and second by Arthur McQuaid.

Yes: Linda Connolly, Matt Conlon, Russell Curving, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael DeJohn, Robert Brady, Kenneth Ochab, Patrick McClellan,
No Objection: Stephen Glatt

Mr. Glatt discussed correspondence received from the Township Administrator regarding a voucher approved by the Board, rejected by the Administrator.

A motion was made by Daniel Jurkovic to adjourn the May Zoning Board meeting and second by Russell Curving.

All were in favor

Adjourned 11:16 PM


Respectfully Submitted
Pamela Jordan