

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
September 28, 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: **September 28, 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:* Adam Baczynski - 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

## CARRIED APPLICATIONS

### **NEW CINGULAR WIRELESS PCS, LLC ("AT&T") PRELIMINARY & FINAL SITE PLAN USE AND BULK VARIANCE ZB03-21-07**

**Complete: 05/07/2021  
Deadline: 11/06/2021**

Block 3101 Lot 8  
325 Lakeside Road, R-4 Zone

A conditional Use Variance request, pursuant to N.A.S.A. 40:55D-70 d(6) for a height variance since the proposed height of 160 feet exceeds the permitted height by 10 feet or 10% of the maximum height permitted in the district for a principal structure; Bulk Variance requests for lot size where 25 acres is required and 4.52 acres is proposed and side yard setback where 300 feet is required and 1.5 feet is proposed; and, Preliminary and Final Site Plan approval for the construction of a cellular tower and storage facility.

**Eligible to Vote:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Robert Brady

*\*Michael DeJohn*

## NEW APPLICATIONS

### **[REDACTED] BULK VARIANCE ZB07-21-12**

**Complete: 08/11/2021  
Deadline: 12/09/2021**

Block 6713 Lot 2  
62 Greenbrook Drive, R1

Where the applicant seeks a Bulk Variance to replace an existing 6 foot fence where 4 foot is permitted, 6 foot is existing and 6 foot is proposed.

**GAILANN MACARELL**  
**BULK VARIANCE ZB06-21-09**  
Block 13104 Lot 7  
10 Longview Road, LF Zone

**Complete: 08/10/2021**  
**Deadline: 12/08/2021**

Applicant is seeking relief for a side yard setback where 30 feet is required, 19.50 feet is existing and 11.50 feet is proposed for a building addition to the South side of the existing home to accommodate for interior kitchen and bathroom alterations.

**TAMMY WAITE & JOHN PALLOTTA**  
**BULK VARIANCE ZB06-21-10**  
Block 2704 Lot 2  
8 Yardville Road, LR Zone

**Complete 08/10/21**  
**Deadline 12/08/21**

Applicant seeking a Bulk Variance for a Side Yard setback where 10 feet is required, 10.3 feet is existing and 8.1 feet is proposed, a rear yard setback where 10 feet is existing, 17 feet is existing and 7 feet is proposed the construction of a 26 x 28 foot accessory garage on the North end of the property.

#### **RESOLUTION NO. 16-2021**

Resolution of the Zoning Board of Adjustment of West Milford, County of Passaic and state of New Jersey, Amending Resolution No.1-2021 with Stephen B. Glatt, Esq to Increase the 2021 contract value.

#### **DISCUSSION**

Meeting location moving forward

#### **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**

August 24, 2021

#### **ADJOURNMENT**

**Next Regular Meeting October 26, 2021 at 7:30 p.m.**  
**Zoom meetings will continue until further notice.**