

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
November 27, 2022
Regular Meeting via Zoom

The Chairman greeted the Board, the applicants, members of the public and explained the Board operates in accordance with the Open Meeting Act of the State of New Jersey, discussions and decisions are made in public and all are entitled to speak.

The Secretary read the legal notification.

The Pledge of Allegiance was recited

ROLL CALL
7:34 PM

Present: Linda Connolly, Russell Curving, Michael DeJohn, Daniel Jurkovic, Matthew Conlon, Michael Hensley, Frank Curcio, Arthur McQuaid
Also Present: Pamela Jordan, Board Secretary, Steven Glatt, Esq., Attorney, Patrick McClellan, Engineer, Kenneth Ochab, Planner, Michael Gerst, Zoning Officer
Absent: Stephen Glatt, Kenneth Ochab, Patrick McClellan, Peter McGuinness,
Late:

Matthew Conlon sits in as a voting member this evening.

I. MEMORIALIZATIONS

Resolution No. 18-2022
NNG Real Property I, LLC
Bulk Variance ZB 08-21-15
17 Glendale Road
BLOCK 3103 LOT 11 LR Zone
Approval for a Height Variance, Front Yard Setback(s) and approval to add an additional floor to the existing home including a small front addition
A **motion** was made by Matthew Conlon to approved Resolution No. 18-2022 and **second** by Linda Connolly

Yes: Linda Connolly, Frank Curcio, Michael DeJohn, Daniel Jurkovic, Matthew Conlon, Arthur McQuaid

No:

Resolution No. 19-2022
YAAKOV COHEN
C & B INVESTMENT GROUP LLC
Bulk Variance ZB 05-22-06
9 & 11 MacDonald Dr.
BLOCK 3512 LOT 4 R-1 Zone
Approval for Side Yard Setback for the addition to #11 MacDonald and Rear Yard Setback for the for construction to add a second story addition to #11 MacDonald and approval for the existing non-conforming condition of two principal structures on one lot
A **motion** was made by Frank Curcio to approved Resolution No. 19-2022 and **second** by Matthew Conlon.

Yes: Frank Curcio, Daniel Jurkovic, Matthew Conlon, Arthur McQuaid, Michael Hensley

No:

Resolution No. 20-2022
JACK McLAUGHLIN
Bulk Variance ZB 10-21-23
5 Keel Road
Block 7508 Lot 29 LR Zone
Approval for Front Yard Setback for (addition) steps, Front Yard Accessory Building greater than 100 sq feet in the front yard of a corner lot and Accessory Building distance from one storage shed to another shed.

A **motion** was made by Frank Curcio to approved Resolution No. 20-2022 and **second** by Matthew Conlon.

Yes: Frank Curcio, Daniel Jurkovic, Arthur McQuaid, Matthew Conlon, Michael Hensley

No:

Resolution No. 21-2022

RICHARD COOPER

Bulk Variance ZB 08-22-12

194 Otterhole Road

Block 12304 Lot 1 R-4 Zone

Approval for a **Side Yard setback** to replace an existing deck with steps on the side of the dwelling.

A **motion** was made by Frank Curcio to approved Resolution No. 20-2022 and **second** by Matthew Conlon.

Yes: Frank Curcio, Daniel Jurkovic, Arthur McQuaid, Matthew Conlon, Michael Hensley

No:

Resolution No. 22-2022

SCALA-BREW

Bulk Variance ZB 08-22-15

3 Crest Lake Drive

Block 16701 Lot 8 R-4 (R-60) Zone

Approval for front yard setback along Crest Lake Drive for a garage addition with 2 bedrooms.

A **motion** was made by Daniel Jurkovic to approved Resolution No. 20-2022 and **second** by Matthew Conlon.

Yes: Frank Curcio, Daniel Jurkovic, Arthur McQuaid, Matthew Conlon

No:

I. CARRIED APPLICATIONS

CATHERINE DeMARCO

ZB 05-22-07

21 Laramie Trail

Block 505 Lot 6 LR Zone

SEEKING Bulk Variance for side yard setback where 30 feet is required and 45.7 feet exists and 24.5 feet is proposed and front yard where 40 feet is required and 12 feet is proposed for construction of a one-car garage accessory building.

Complete: 06/17/2022

Extended Deadline: 01/13/2023

The Board Secretary stated the Engineer for the Applicant was unable to attend this evening.

No members of the public came forward to speak to this Application.

A motion was made by Matthew Conlon to carry Application ZB 05-22-07 to the December 20, 2022 meeting, second by Frank Curcio.

The Board expressed an extension was important to obtain from the Applicant. The Secretary indicated she would contact the Applicant.

Yes: Linda Connolly, Russell Curving, Daniel Jurkovic, Matthew Conlon, Michael Hensley, Frank Curcio, Arthur McQuaid,

II. NEW APPLICATIONS

JOSEPH & KELLY JACOVINO

ZB 07-22-11

18 Hickory Ave

Block 5615 Lot 5 LR Zone

SEEKING Bulk Variance for **front yard** setback where 40 feet is required, 14.1 exists and 14.1 is proposed, **side yard** setback where 30 feet is required, 45.7 feet exists and 24.5 feet is proposed for a garage addition with 2 floors of living space

Complete: 10/17/2022

Deadline: 02/14/2023

The Board Secretary stated the Engineer for the Applicant was unable to attend this evening.

No members of the public came forward to speak to this Application.

A motion was made by Matthew Conlon to carry Application ZB 05-22-07 to the December 20, 2022 meeting, second by Linda Connolly.

Yes: Linda Connolly, Russell Curving, Daniel Jurkovic, Matthew Conlon, Michael Hensley, Frank Curcio, Arthur McQuaid

III. DISCUSSION

Meeting dates were looked at and discussed by this current Board. There were no questions. A possible April change and reorganization starting at 7pm.

A motion was made by Linda Connolly to approve the proposed 2023 calendar dates and second by Russell Curving.

Yes: Linda Connolly, Russell Curving, Michael DeJohn, Daniel Jurkovic, Michael Hensley, Frank Curcio, Arthur McQuaid

No:

Abstain: Matthew Conlon

IV. INVOICES

A motion was made by Matthew Conlon to approve professional invoices and second by Daniel Jurkovic.

Yes: Linda Connolly, Russell Curving, Michael DeJohn, Daniel Jurkovic, Matthew Conlon, Michael Hensley, Frank Curcio, Arthur McQuaid

V. MINUTES

A motion was made by Linda Connolly to approve October 25, 2022 minutes and second by Matthew Conlon.

Yes: Daniel Jurkovic, Matthew Conlon, Michael Hensley, Frank Curcio, Arthur McQuaid

VI. COMMUNICATIONS

VII. LITIGATION

A motion was made by Matthew Conlon to Adjourn the Planning Board meeting of November 27, 2022 and second by Russell Curving.

All were in Favor: 7:51 PM

The next meeting is scheduled for December 20, 2022

Respectfully submitted,



Pamela Jordan,
Zoning Board Secretary
Approved December 20, 2022