

**MINUTES**  
**Of the Township of West Milford**  
**ZONING BOARD OF ADJUSTMENT**  
**February 25, 2020**  
**Regular Meeting**

Robert Brady, Board Chairman, opened the Regular Meeting of the Zoning Board of Adjustment at 7:38 p.m. The Board Secretary read the Legal Notice. The Pledge of Allegiance was recited.

**Roll Call**

**Present:** Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom, Steven Castronova and Robert Brady

**Also present:** Deidre Ellis, Board Secretary, Stephen Glatt, Board Attorney, Ken Ochab, Board Planner and Patrick McClellan, Board Engineer

**Absent:** None

The Chairman greeted the Board and the public and announced there was a 7 member Board this evening. Mr. Brady explained the Zoning Board and Open Public Meetings Act. The meetings are advertised in the Herald News. 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. Under normal circumstances the Board follows a printed agenda. There are no new applications after 10:30 pm and no new testimony after 11:00 pm, after the applicant speaks then anyone can speak for or against that application. If it is needed there will be a break at approximately 9:00 pm. The appeals of this Board go directly to the Superior Court of the State of New Jersey.

**MEMORIALIZATIONS**

**KAYLAN VAN HOOK**  
**RESOLUTION 4-2020**

**USE VARIANCE ZB03-19-05**

Block 14605; Lot 7  
Route 23 South; R-4 Zone

**Decided:** Approval of a use variance to allow a food vender truck on Route 23 South.

**Approved:** January 28, 2020

**Eligible to vote:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

**A motion by Arthur McQuaid to Memorialize Resolution 4-2020. Second by Michael Gerst.**

**Roll call vote:**

**Yes:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady

**No:** None

**Abstain:** Russell Curving

**JONATHAN BRETT**  
**RESOLUTION 5-2020**

**USE VARIANCE & MINOR SITE PLAN ZB08-19-17**

Block 5308; Lot 2  
Cahill Cross Rd; R-2 Zone

**Decided:** Approval of a use variance and minor site plan for the outdoor storage of RV's, boats, and trailers.

**Approved:** January 28, 2020  
**Eligible to vote:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

**A motion by Michael Gerst to memorialize Resolution 5-2020. Second by Linda Connolly.**

**Roll call vote:**  
**Yes:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady  
**No:** None  
**Abstain:** Russell Curving

Robert Moshman Esq. spoke on behalf of the Ward Application ZBo8-19-16, and requested that the application be carried to the March 24, 2020 meeting as the applicant had retained an architect to submit materials to the Board and the Architect was not available to attend the meeting. The Board Secretary has not received the Architect's submissions yet. Mr. Moshman indicated that he expected the materials soon and would distribute them to Mr. Barbarula Esq. (opposing Counsel) and the Board Secretary for the Board to have. A 60 day extension for the application was signed by Mr. Moshman. The Board Attorney indicated that anyone interested in the matter attend the next meeting March 24, 2020 and the applicant is not required to renotice.

**A motion by Arthur McQuaid to carry application ZBo8-19-16. Second by Michael Gerst.**

**Roll call vote:**  
**Yes:** Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady  
**No:** None  
**Abstain:** None

The Board Chairman called Ndue Nacaj to the stand and Mr. Ndue Nacaj indicated that he had made an error when he noticed his 200 foot list and also for the newspaper. Mr. Nacaj will have to re-notice correctly and carry to the next meeting.

**A motion by Daniel Jurkovic to carry Ndue Nacaj application ZB11-19-20. Second by Michael Gerst.**

**Roll call vote:**  
**Yes:** Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady  
**No:** None  
**Abstain:** None

The Board Planner asked if Mr. Nacaj had the Health Department Memo. Mr. Nacaj answered in the affirmative. The Board Planner indicated that the information in that memo needed to be passed along to the applicant's architect and surveyor so that the information requested in those memos was included in the plans at the next meeting. If the applicant's surveyor or architect has questions they can contact the Health Department directly. The Health Department memo was from October 11, 2019.

### **CARRIED APPLICATIONS**

**JOSEPH BARDI**  
**USE & BULK VARIANCE ZBo1-19-02**  
Block 507; lot 2  
11 Laramie Trail; LR Zone

**Complete: 6/10/2019**  
**Deadline: 2/5/2020**

Use variance approval requested for a garage where there is no primary structure. Bulk variance requested for a front yard setback where 40 feet is required, 15.4 feet is existing and 25 feet is proposed.

The Board Attorney swore in Joseph Bardi, 11 Laramie Trail, Hewitt, NJ. Douglas McKittrick was sworn in and gave credentials, Offices at 2024 Macopin Road, a licensed NJ Engineer since

1982, a licensed Planner since 1983, has been qualified in front of the West Milford Board of Adjustment several times, and also the Planning Board, most of the Boards in Passaic and Sussex County, and Bergen County and a couple in Morris County, in Hackensack and the Development Commission in the New York and New Jersey Port Authority and Passaic, Bergen, Morris and Sussex County Superior Court.

Mr. McKittrick indicated that at the last meeting there was concern about the size of the proposed garage. Originally there had been proposed a 40 foot by 26 foot structure. The lot is unique, 50 feet by 100 feet, isolated and cannot be used for residential use due to the surrounding septic and wells, no new sanitary systems would be able to be installed. Currently there is a garage and a swimming pool with a substantial concrete apron around it on the lot. Mr. McKittrick indicated that due to the setback requirements, the lot would be unbuildable for a house. The applicant has discussed sizes with Mr. McKittrick and the minimum size necessary would be 38 feet by 24 feet. Originally it had been proposed to be 26 feet by 40 feet. Mr. McKittrick indicated that on the plan there was a type-o, where the side yard is listed at 14 feet it is actually 13 feet. The rear yard and front yard are correct. The percent of coverage would decrease from 19.76 to 18.24%. The size would accommodate Mr. Bardi's vehicles, some of which are large, allowing doors to open without causing damage.

Mr. McKittrick discussed the issue of deeds. Mr. Bardi lives across the street from the property at 11 Laramie Trail and coincidentally this piece of property is also known as 11 Laramie Trail, but the deeds are separate. Mr. Bardi has agreed that if this project is approved he could combine the deeds, so that the property could not be sold to someone who is not a neighborhood resident. That way the owner would have a vested interest in the upkeep and continuity of the neighborhood. Mr. McKittrick indicated that the roof height requirement for zoning in that neighborhood would be met. Mr. Bardi indicated that the upstairs portion of the garage would be used to store items, parts and tools. Mr. Bardi indicated that he did not have a problem with not allowing the upstairs to be a living space being a condition of approval. Clarification was given that the deeds would be combined and sold together in the future. The Board Attorney indicated if the application were to pass, someone would need to check with the tax department to make sure there is a separate designation for the properties if that is appropriate, and there may be the requirement that the resolutions are filed with the new deed.

Mr. McKittrick indicated that this application gets rid of two unsightly eyesores as well as possible health hazards. Mr. McKittrick indicated that the garage roof height would be around 26 to 27 feet. Mr. Bardi indicated that Exhibit A-1 (submitted into evidence) was an illustrative/conceptual plan of what the garage would look like. He plans to remodel the house across the street and would have the garage modelled like the house to make the two properties look like they belong together. There was discussion about the garage being consistent in appearance and height with others in the neighborhood. The recent submission A-1, would supersede the original conceptual submission.

The Board Planner indicated that as a condition of approval, the applicant will commit to a structure looking more like the more recent submission, A-1. The Board Planner referred to his report indicating that other conditions of approval would be the driveway being located just in front of the building, and the rest of the property would be seeded and landscaped. Discussion about pushing the building back to allow a turn-around for vehicles. It was agreed best to keep it located where it was proposed to minimize impervious coverage, and give the neighbors some buffer. The last condition in the Board Planner's report would be the submittal of revised plans.

Chairman Brady opened the public portion of the meeting.

**Seeing no one Michael Gerst moved to close the public portion of the application.  
Second by Arthur McQuaid.**

**Roll call vote:**

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

**A motion by Daniel Jurkovic to approve Use & Bulk Variance ZB01-19-02 for Use variance requested for a garage where there is no primary structure. Bulk variance for a front yard setback where 40 feet is required, 15.4 feet is existing and 25 feet is proposed. Approval subject to the requirements in Mr. Ochab's report, in particular about the illustrative design and roof height consistency, and joining the deeds as well as other conditions mentioned in previous testimony.  
Second by Michael Gerst.**

**Roll call vote:**

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

The Board Attorney indicated that the resolution may be prepared in time for the next meeting, when it can be memorialized. Subsequent to that, the deed needs to be prepared and Mr. Bardi's Attorney should contact the Board Attorney to discuss it. There is a 45 day appeals period that starts upon the publication of the memorialization of the resolution, in which someone may appeal the matter.

Mr. Van Hook stood and indicated that he had questions regarding his application and it was agreed he would speak to the Board Attorney when the Board took a break.

**GARY & ANGELA BERGH**  
**BULK VARIANCE ZB10-19-18**  
Block 4301; Lot 36  
36 Forest Lake Dr.; LR Zone

**Complete: 12/6/2020**  
**Deadline: 5/4/2020**

Bulk variance requested for lot coverage where 10% is required, 10% is existing and 14+/- % is proposed for the construction of a proposed 7 foot by 30 foot addition and 5 foot by 40 foot covered porch.

The Board Attorney swore in Gary Bergh, of 35 Forest Lake Dr. and Vincent Lanza, of 40 Forest Lake Dr. Mr. Bergh indicated that he would like to square off the house in the backyard and then put a 7 foot by 30 foot porch on the front. The dimensions for the squared off area is 5 foot by 40 foot. The additions conform to setbacks, the property is in the Lakeside Residential Zone. The applicant asked if Vincent Lanza could assist in testifying. Mr. Lanza indicated that the lot was inferior in size, measuring 50 feet by 210 feet, 10,500 square feet, that is part of the reason that he needs the variance for the lot coverage. Mr. Bergh indicated that his initial zoning permit for the project was denied because 10% lot coverage is permitted and with the addition it would be 14+/- %. Clarification was given that the +/- would be about a 1/10 or a couple of tenths of a % difference, by Mr. Lanza, who also indicated that the Zoning Officer had written it out that way. Mr. Lanza indicated that Mr. Bergh was adding about 200 sq ft to the house and that the total square footage would be brought to 1,200 square feet, which though there are some small homes remaining in the neighborhood, would be conforming with most homes in the neighborhood and in a similar style. The house would not be changed to a large degree. People from the lake side would be the ones noticing the difference. Daniel Jurkovic asked if Mr. Bergh were familiar with the Health Department memo, dated December 20, 2019 and could address the issues. Mr. Bergh indicated that the proposed porch will come out 5 feet and there is a septic lid that needs to be removed every 3 years for it to be pumped out. Mr. Jurkovic clarified that the septic needs to be shown on a survey, because you cannot encroach on/over the septic system. Mr. Lanza indicated that if the porch was approved in this application that it would have to be contingent upon Health Department approval. Mr. Jurkovic suggested that the applicant resolve the issue of whether or not in fact they are seeking approval for the porch portion of the application, as that will minimize what the applicant is seeking from the Board. It is not fair to ask the Board to vote to approve something only to have conditions put on the application that the applicant will have to comply with later on. Mr. Jurkovic indicated that he did not think he would be able to approve an application that may be invading a septic area.

There was discussion about various things missing from the plan, certain septic questions, and the Board Engineer indicated that flood plain information should be clarified as well. Typically, an engineer would have added this information to a plan by this point. Mr. Lanza requested to carry the application to the next meeting in order to acquire the necessary materials. The applicant signed a 60 day deadline extension for the application.

**A motion by Daniel Jurkovic to carry Gary & Angela Bergh application ZB10-19-18. Second by Russell Curving.**

**Roll call vote:**

**Yes:** Russell Curving, Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady  
**No:** None

**Abstain:** None

The Board Attorney indicated that anyone interested in this application should attend the next meeting and the applicant will not have to notice to the newspaper or the 200 foot list.

**JANE LITWINKA**  
**BULK VARIANCE ZB11-19-20**  
Block 10808; Lot 10  
14 Seymour Dr.; LR Zone

**Complete: 12/31/2019**  
**Deadline: 4/29/2020**

Bulk variance requested for rear yard setback where 60' is required, 27' is existing, and 27' is proposed for the construction of a 3-season room on top of an existing deck 10' x 15'.

Daniel Jurkovic excused himself at 8:29 pm and left the meeting and the Board Chairman asked alternate number 1, Jo Ann Blom to sit at the dias.

Jane Litwinka was sworn in, 14 Seymour Dr., LR Zone. Ms. Litwinka indicated that she was part of the Lindy's Lake community and had notified them, as they were on the 200' list, and they had no objection. Ms. Litwinka indicated that she was proposing to build a 3-season room on top of her existing deck in order to be able to enjoy the lake from Spring to Fall without getting bitten by mosquitos. The roofline would not be higher than the existing house roof and no wider than the existing deck. The proposed room is to be aluminum and attached to the house for the purposes of stability with no egress from inside the house. The reason for the variance is due to back yard setback, where 60' is required, 27' is existing, and 27' is proposed. The deck and septic were there when she bought the house and she has not made changes to them. The Board Engineer had questions regarding materials and heat. Ms. Litwinka indicated that there would be no heat in the room, there would be electricity and it would be attached to the house panel. The Board Engineer indicated with no disrespect to the Health Department that it would be a true 3-season room, sitting on the deck and would not be a true living/habitable space. It was in fact, a space that could even be removed if need be, located on the deck, and not attached to a foundation. The Board Attorney indicated that if the application were to be approved, when the Resolution for it were written, it could include the reasons stated by Mr. McClellan, the Board Engineer, as to why this is an exception.

The Board Planner indicated that the reason the application came before the Board, was that from a zoning perspective the 3-season room gets interpreted as an addition to the principle building and therefore the setbacks are now taken from the 3-season room and not the existing house and adds to the building coverage it goes from 17 % to 19.7%.

Mr. Castronova indicated that the Environmental Commission memo mentioned rain barrels and Ms. Litwinka indicated that she had always wanted to put one of those in, and now had the chance.

The Chairman opened the application to the public for anyone to speak.

**Seeing no one Michael Gerst moved to close the public portion of the application.**  
**Second by Arthur McQuaid.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady  
**No:** None  
**Abstain:** None

**A motion by Robert Brady to approve Bulk Variance application ZB11-19-20 to allow a 3-season room with rain barrels that will not be used as a living space.**  
**Second by Arthur McQuaid.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady  
**No:** None  
**Abstain:** None

The Board Attorney indicated to Ms. Litwinka that the Resolution for the application should be able to be memorialized at the March 24, 2020 meeting, submitted to the newspaper within a day or two after, and that begins the appeals period of 45 days, a time in which if work is done

on the project it may be subject to an appeal from someone. The Board Attorney indicated that perhaps Ms. Litwinka could take the Resolution to the Health Department and discuss issues with them, during the appeal period.

**A motion was made by Michael Gerst to take a short break. Second by Russell Curving. All were in favor. (Approximately 8:45 pm)**

The meeting resumed at 9:02 pm.

**THOMAS VAN DECKER**  
**BULK VARIANCE ZB01-20-01**  
Block 3107; Lot 7  
364 Lakeside Rd.; R-2 Zone

**Complete: 2/5/2020**  
**Deadline: 6/4/2020**

Bulk variance requested for side yard setback where 40' is required and 30.9'/33.3' is proposed, front yard setback where 75' is required and 50.3' is proposed and rear yard setback where 75' is required, 34.5' is proposed, building coverage 10% max required and 13.11% proposed and fence height, 4' in front yard required and 6' is proposed for the "reconstruction of an existing dwelling already demolished."

The Board Attorney swore in Tom Van Decker, 7 Parsloe Court, Mahwah, NJ. Douglas McKittrick was sworn in and gave credentials, Offices at 2024 Macopin Road, a licensed NJ Engineer since 1982, a licensed Planner since 1983, has been qualified in front of the West Milford Board of Adjustment several times, and also the Planning Board, most of the Boards in Passaic and Sussex County, and Bergen County and a couple in Morris County, in Hackensack and the Development Commission in the New York and New Jersey Port Authority and Passaic, Bergen, Morris and Sussex County Superior Court.

Mr. Van Decker indicated that he and his wife had purchased the property in 2017, it is a 1950's bungalow, with a renovation done in 1970. The original intention was to extensively renovate the house and it was discovered that there were no footings under some of the fieldstone walls, and the masonry brick was not reinforced with any concrete and rebar. Mr. McKittrick gave the Board Members an original copy of the survey of the house prior to it being developed. Mr. McKittrick indicated that the property was block 3107 lot 7, also known as 364 Lakeside Road, and that it was not economically realistic to repair the substandard dwelling. Architectural drawings and a site plan had been prepared and submitted to the Town and a demolition permit and construction permit had been issued to build a new house. The old house had been demolished and the new house was built in accordance to the new architectural plans. Issues with the architect's plans were responsible for the stop work order on the project. The architect was hired to design a house within the existing footprint of the house and unfortunately prepared a site plan for submission to the Municipality and that site plan showed an expansion to the South Westerly and South Easterly corners and also depicted a new porch along the Northern and Western sides of the new dwelling. Mr. McKittrick indicated that the site plan did not indicated that the porch was to be covered. The plan was based on the prior R-10 Zoning and the professional failed to realize the R-10 Zoning was applicable only if the existing setbacks were held in closer compliance with the R-2 Zoning which it lies in. In essence the architect designed a house larger than what was there and did not meet the requirements of the R-2 Zoning and did not qualify for the old R-10 Zoning. The new foundation was constructed according to the architectural plans and encroaches on the front yard, side yard and adds to the lot coverage going from 10% to a little over 13%. Mr. McKittrick indicated that the demolition permit was issued by the Town in error, as the mistake (the new building being larger) was not caught. Mr. McKittrick indicated that the error was discovered because when a new house is built, one gets site plan approval, and then the foundation is constructed and then there is a foundation location survey required, the purpose of that is to catch an error right away, before a whole structure is built.

Mr. McKittrick indicated that work was stopped by the Zoning Officer because the proposed porches were proposed to be covered. There are no setbacks for a deck but a covered porch has them. The structure encroached on the setbacks on the South Eastern portion. The 13 foot bump out on the South Western corner encroached on the prevailing setbacks. And the lot coverage, already exceeding the maximum of 10.45% increased to 13.11%. This application is requesting relief from these setbacks as well as lot coverage requirements.

Mr. McKittrick indicated that he is approaching the application as a C-2 equitable application, not a hardship application, and that the benefits of the project will far outweigh the detriments of it.

Mr. McKittrick indicated that the zone allows for 10% coverage of the principle structure, the zone also allows for a 1500 sq ft accessory structure. The R-10 Zoning allows up to 20% lot coverage. The old structure was antiquated and was unstable. The existing structure was at 10.45% coverage and the new structure is 13.11%, a 2.66% increase in lot coverage. Mr. McKittrick referred to the proposed plan prepared by McKittrick Engineering showing the correct dimensions of the structure, which is as-built based on the Location and Topographical Survey prepared by EID Lapatka LLC dated 4/14/2017. The plan also shows what structures and walkways have to be removed as well as the reduction in deck size. A small shed and pavilion are located on the plan. The building will be larger, but overall the total impervious surface will decrease by 142 sq ft. The applicant will remove the shed and pavilion, part of the walkway and part of the pool deck to accommodate construction and also to reduce the impervious surface. The applicant will not seek future approvals for any accessory structures. The new aesthetically pleasing dwelling and is a substantial financial investment in the neighborhood.

Mr. McKittrick indicated that the benefits of a new house include removal of outdated structures, removal of accessory buildings very close to side lines and a small reduction in impervious surface, outweigh the 2.66% increase in principle structure. It is not an overdevelopment for the lot, it is focused on one building instead of two. Mr. McKittrick indicated that it is beneficial to the community, it provides for a new dwelling that increases property values because it is a major capital improvement, and does not deviate substantially from zoning requirements. It does not represent a detriment to the Township Master Plan and should be approved, and as a condition of that approval the applicant agrees not to seek approvals for accessory structures. MAP Engineering has submitted the engineering for the new septic, approved by the Health Department and that will be an improvement. The Health Department also has the requirement that any part of the disposal field that is within 25 feet of the dwelling must be backfilled because you cannot have a full basement less than 25 feet from the septic. Therefore some portions of this foundation will be backfilled to comply with Township septic ordinances and State septic ordinances.

Mr. McKittrick addressed the fence. There is a requirement for a front yard fence to be 4' and can be 6' in the back yard. The lot is narrow and does not offer the type of privacy one would like with a lake property. In Mr. McKittrick's opinion the fence would not be obtrusive, it is decorative and will have landscaping, and will not be a sight impairment. There are no wetlands on the property. The riparian buffer has certain exemptions for existing developed properties, if you are not taking down any vegetation and not putting any fill in the flood plain there is something called a permit by rule, that does not even have to be filed with the DEP, as long as criteria is met and this site meets that criteria by rule.

The Board Planner clarified with the applicant that the intention of the fence was to screen the neighbor's shed. The Board Engineer indicated that adding the covered porch does not substantially increase the footprint, it is de minimis. While there is a slight reduction in impervious coverage, what is being proposed is better than what else was being proposed, with the new septic and not allowing requests for additional accessory structures.

The Chairman opened the application to the public for anyone to speak.

**Seeing no one Michael Gerst moved to close the public portion of the application.  
Second by Arthur McQuaid.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady  
**No:** None  
**Abstain:** None

**A motion by Arthur McQuaid to approve Bulk Variance application ZB01-20-01. Testimony has been given that the architect made an error and the foundation is oversized, the framed shed and pavilion will be removed and there will be a reduction in some of the wood decking and some of the impervious coverage will be reduced and the Board Professionals have declared it de minimis in relation to the overall project. The project will be an improvement, with a new septic system. Second by Michael Gerst.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady  
**No:** None

**Abstain:** None

The Board Attorney indicated to Mr. Van Decker that the Resolution for the application should be able to be memorialized at the March 24, 2020 meeting, submitted to the newspaper within a day or two after, and that begins the appeals period of 45 days, a time in which if work is done on the project it may be subject to an appeal from someone.

There was discussion again about special meeting escrow fees and changes that may need to be made in the future. More research into the subject must be conducted. The Board Attorney indicated that Green Meadow Organics LLC willingly reimbursed the Township the Attorney fees that had been paid out of Mr. Glatt's contract initially.

**A motion to approve all invoices for the Board Professionals by Michael Gerst. Second by Arthur McQuaid.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

**No:** None

**Abstain:** None

**A motion was made to approve the January 28, 2020 Re-org Meeting Minutes and the January 28, 2020 Regular Meeting Minutes by Michael Gerst. Second by Arthur McQuaid.**

**Roll call vote:**

**Yes:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

**No:** None

**Abstain:** None

Mr. Brady thanked the Board for nominating him for Chairman again this year.

**Motion for adjournment of the February 25, 2020 meeting by Michael Gerst. Second by Russell Curving.**

All in favor. None opposed.

**ADJOURNMENT at 9:43 PM**

**Next regular meeting March 24, 2020 at 7:30 p.m.**

Respectfully submitted by,

  
Deidre Ellis, Secretary  
Zoning Board of Adjustment