

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
AGENDA**

**January 28, 2020**

7:30 p.m.

Main Meeting Room of Town Hall

**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. The Main Meeting Room is ADA accessible. Special needs can be accommodated by contacting the Zoning Board of Adjustment at (973) 728-2796.*

**PLEDGE**

**ROLL CALL**

*Regular Members:* Russell Curving, Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst  
*Chairman:* Robert Brady  
*Alternates:* Jo Ann Blom, Steven Castronova  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* 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 ZBo2-18-02**

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

**BATTINELLI ENTERPRISES**

**RESOLUTION 20-2019**

**USE & BULK VARIANCE & PREL. &  
FINAL SITE PLAN ZBo8-18-10**

Block 3907; Lot 1.01, 1.02 & 2

1611 Greenwood Lake Tpke; LMI Zone

**Decided:** Preliminary and final site plan and use and bulk variance approval. Approval for D2 variance for Lot 2 to expand the garden center on Lot 2. Lot 2 is to be used only for accessory storage in connection with the garden center. Bulk variance for existing non-conformities, total area, Lot width and depth, front, rear and side yard setback, and street, side, rear, residential line buffers and 17 parking spaces, not 35.

**Approved:** November 26, 2019

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

### **CARRIED APPLICATIONS**

**GREEN MEADOW ORGANICS  
USE & BULK VARIANCE & PREL. &  
FINAL SITE PLAN ZB10-17-13**

Block 4601; Lot 17

960 Burnt Meadow Road; LMI Zone

**Complete: 7/17/19**

**Deadline: 3/31/20**

The applicant has requested to withdraw the application in writing, (December 18, 2019). This application is on the agenda for the purpose of officially recording the withdrawal of the application only.

**JOSEPH BARDI  
USE & BULK VARIANCE ZB01-19-02**

Block 507; lot 2

11 Laramie Trail; LR Zone

**Complete: 6/10/2019**

**Deadline: 3/6/2020**

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.

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

**JOANNE & RAY WARD  
BULK VARIANCE ZB08-19-16**

**Complete: 10/31/2019**

**Deadline: 2/28/2020**

Bulk Variance approval for the prior construction of a garage and deck with roof encroaching on property that is not owned by the applicant, with a rear yard setback requirement of 60 ft, and 1 ft is proposed, a side yard setback where 30 ft is required and 2.1 ft is proposed, and an attached garage where 30 ft is required and 1.9 ft is proposed.

### **NEW APPLICATIONS**

**KAYLAN VAN HOOK  
USE VARIANCE ZB03-19-05**

Block 14605; Lot 7

**Complete: 9/13/2019**

**Deadline: 2/10/2020**

460 Snake Den Rd; R-4 Zone

Use variance requested for a food vending truck on Route 23 South for a use that is not permitted by ordinance.

**JONATHAN BRETT**  
**USE VARIANCE & MINOR**  
**SITE PLAN ZBo8-19-17**

**Complete: 10/31/2019**  
**Deadline: 2/28/2020**

Use variance and minor site plan requested for the outdoor storage of RV's, boats and trailers, and the use of three small unapproved existing storage units for indoor storage.

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

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

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.

## **DISCUSSION**

### **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**

The New Jersey Planner November/December 2019

### **LITIGATION**

None

### **APPROVAL OF MINUTES**

November 26, 2019 Regular meeting

### **ADJOURNMENT**

**Next regular meeting February 25, 2020 at 7:30 p.m.**

**Addendum to Agenda**

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT**

**January 28, 2020  
Regular Meeting**

**MEMORIALIZATIONS**

**GREENWOOD LAKE SERVICES APPEAL RESOLUTION 14-2019 (AMENDED)**

**Appeal Application No. ZB 01-19-01**

Block 3107: Lot 1

322 Lakeside Road, LR Zone

(Appeal of Zoning Officer Determination Denying Zoning Permit)

Decided: August 27, 2019

Memorialized: October 22, 2019

**CERTAIN CONDITIONS OF RESOLUTION 14-2019 HAVE BEEN AMENDED.**