

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING AGENDA  
June 11, 2020  
6:00 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:**

**West Milford Zoning Board of Adjustment  
Special Meeting**

**June 11, 2020 06:00 PM Eastern Time (US and Canada)**

**Meeting ID: 910 7259 2727**

**Meeting Password: 095769**

**Join Zoom Meeting**

**<https://zoom.us/j/91072592727?pwd=TnR6UHltV2NHOTFhbCtQamphOGJHUT09>**

**Dial by your location**

**+ 1929 205 6099 (New York)**

**Find your local number <https://zoom.us/u//aejsQaZ1PR>**

**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, 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 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

**JOSEPH BARDI**

**RESOLUTION 6-2020**

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

Block 507; lot 2  
11 Laramie Trail; LR Zone

- Decided:** Approval of a use variance for a garage where there is no primary structure. Approval of a bulk variance for a front yard setback where 40 feet is required, 15.4 feet is existing and 25 feet is proposed.  
**Approved:** February 25, 2020  
**Eligible to vote:** Daniel Jurkovic, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, and Robert Brady

**JANE LITWINKA**

**RESOLUTION 7-2020**

**BULK VARIANCE ZB11-19-20**

Block 10808; Lot 10  
14 Seymour Dr.; LR Zone

- Decided:** Approval of a bulk variance 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'.  
**Approved:** February 25, 2020  
**Eligible to vote:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

**THOMAS VAN DECKER**

**RESOLUTION 8-2020**

**BULK VARIANCE ZB01-20-01**

Block 3107; Lot 7

364 Lakeside Rd.; R-2 Zone

- Decided:** Approval of a bulk variance 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."
- Approved:** February 25, 2020
- Eligible to vote:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

## **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**

NJ Planning Officials  
January-February 2020  
March-April 2020

### **LITIGATION**

None

### **APPROVAL OF MINUTES**

February 25, 2020 Regular meeting

### **ADJOURNMENT**

**Next Regular Meeting June 23, 2020 at 7:30 p.m.**