

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
September 22, 2020
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 22, 2020 07:30 PM** Eastern Time (US and Canada)
Join Zoom Meeting
<https://zoom.us/j/9737282796?pwd=bmowYkUwOFUyVitQKzIwYlJDbHN2QT09>

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/adk23xK1M>

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 PONZO JR.

RESOLUTION 13-2020

BULK VARIANCE ZB04-20-04

Block 2016; Lot 2
6 Danforth Ave.; LR Zone

Decided: Approval of a bulk variance for front yard setback for a 661 sq ft residential addition for kitchen, living room, dining room, 2.5 car garage
Approved: August 25, 2020
Eligible to vote: Russell Curving, Linda Connolly, Arthur McQuaid, Michael Gerst, and Robert Brady

MICHAEL DENISTRAN

RESOLUTION 14-2020

BULK VARIANCE ZB04-20-03

Block 2704; Lot 15
5 Dunham Rd.; LR Zone

Decided: Approval of bulk variances for rear and front yard setbacks and lot coverage for an 800sq ft family room addition.
Approved: August 25, 2020
Eligible to vote: Russell Curving, Linda Connolly, Arthur McQuaid, Michael Gerst, and Robert Brady

Bulk variance requested for rear yard setback where 60' is required, 72'9" is existing and 10'9" is proposed, front yard setback where 40' is required 23'8" is existing and 21'3" is proposed and lot coverage where 10% is required 8% is existing and 14.5% is proposed for an 800 sq ft family room addition.

CARRIED APPLICATIONS

JOANNE & RAY WARD

BULK VARIANCE ZB08-19-16

Block 4002; Lot 7
234 Long Pond Rd.; LR Zone

Complete: 10/31/2019
Deadline: 11/24/2020

Bulk Variance approval requested 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 19 ft is proposed.

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

NEW APPLICATIONS

GEORGE ENGLISH III
BULK VARIANCE ZB06-19-10
Block 5901; Lot 28
111 Mountain Circle South; R-3 Zone

Complete: 7/24/2020
Deadline: 11/21/2020

Bulk variance requested for side yard setback where 50' is required, 39' exists and 9' is proposed, rear yard setback where 100' is required, 53.8' exists and 46' is proposed, lot coverage where 10% is permitted 8.97% is existing and 15.23% is proposed, distance to other structures where 20' is required 50.1' is existing and 17.6' is proposed for the construction of a 32' by 28' two story garage. A one-story breezeway will attach the existing home to the new garage.

PHILIP HAMBLING & CRYSTAL PRAIS
BULK VARIANCE ZB06-20-07
Block 4012; Lot 5
9 Mountain Ave.; LR Zone

Complete: 8/13/2020
Deadline: 12/11/2020

Bulk variances requested for front yard setbacks where 40' is required, 14' is existing and 8' is proposed (Mountain Ave side) 29.2' is existing and 18.6' is proposed (Forge side), rear yard setback where 60' is required, 60.18' is existing and 52.7' is proposed, building height (to be clarified) and lot coverage where 10% is required, 9.07% is existing and 15.93% is proposed for a first floor addition of 735 sq ft and a second floor addition of 1.011 sq ft to an existing single family home.

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

None

LITIGATION

None

APPROVAL OF MINUTES

August 25, 2020 regular meeting

ADJOURNMENT

Next regular meeting October 27, 2020 at 7:30 p.m.
Location To Be Announced