

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

February 25, 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

KAYLAN VAN HOOK

RESOLUTION 4-2020

USE VARIANCE ZBo3-19-05

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

**JONATHAN BRETT
RESOLUTION 5-2020**

USE VARIANCE & MINOR SITE PLAN ZBo8-19-17
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

CARRIED APPLICATIONS

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

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

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.

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom Robert Brady (and Linda Connolly who has listened to the previous testimony.)

**JOANNE & RAY WARD
BULK VARIANCE ZBo8-19-16**

**Complete: 10/31/2019
Deadline: 4/28/2020**

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.

(This application has only been carried. All eligible to vote.)

NEW APPLICATIONS

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

**Complete: 12/6/2019
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.

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'.

NDUE NACAJ
BULK VARIANCE ZB11-19-20
Block 12001; Lot 29
1006 Macopin Rd.; OR Zone

Complete: 1/9/2020
Deadline: 5/8/2020

Bulk variance requested for side yard setback where 75 feet is required and 12.3 feet is existing for a kitchen addition. (The property is currently under a stop work order.)

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 applicant had approval to build on the existing foundation and is currently under a stop work order, and has moved and rebuilt the foundation.)

DISCUSSION

Special meeting escrow fee changes

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

LITIGATION

None

APPROVAL OF MINUTES

January 28, 2020 Re-organization meeting
January 28, 2020 Regular meeting

ADJOURNMENT

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