

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
June 11, 2020
Special Meeting via Zoom

(Due to COVID-19 social distancing requirements this virtual meeting was held on Zoom.) Robert Brady, Board Chairman, opened the Zoom Meeting of the Zoning Board of Adjustment at 6:05 p.m. The Board Secretary read the Legal Notice. The Pledge of Allegiance was recited.

Roll Call

Present: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, 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: Russell Curving, Frank Curcio and Jo Ann Blom

The Chairman greeted the Board, there was no public to greet as this special meeting was intended for "housekeeping" and Zoom practice only. 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

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

A motion by Daniel Jurkovic to Memorialize Resolution 6-2020. Second by Arthur McQuaid

Roll call vote:

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

No: None

Abstain: Steven Castronova

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

A motion by Daniel Jurkovic to Memorialize Resolution 7-2020. Second by Linda Connolly.

Roll call vote:
Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, and Robert Brady
No: None
Abstain: Steven Castronova

**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 to reconstruct a house.

Approved: February 25, 2020
Eligible to vote: Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

A motion by Arthur McQuaid to Memorialize Resolution 8-2020. Second by Michael Gerst.

Roll call vote:
Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, and Robert Brady
No: None
Abstain: Steven Castronova

A motion to approve all invoices for the Board Attorney by Arthur McQuaid. Second by Linda Connolly.

Roll call vote:
Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, Steven Castronova and Robert Brady
No: None
Abstain: None

A motion to approve all invoices for the Board Planner by Steven Castronova. Second by Linda Connolly.

Roll call vote:
Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, Steven Castronova and Robert Brady
No: None
Abstain: None

A motion to approve all invoices for the Board Engineer by Steven Castronova. Second by Arthur McQuaid.

Roll call vote:
Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, Steven Castronova and Robert Brady
No: None
Abstain: None

A motion was made to approve the February 25, 2020 Regular Meeting Minutes by Linda Connolly. Second by Steven Castronova.

Roll call vote:

Yes: Daniel Jurkovic, Linda Connolly, Arthur McQuaid, Michael Gerst, Steven Castronova and Robert Brady
No: None
Abstain: None

There was discussion about digital materials, and the Zoom meeting process.

Motion for adjournment of the February 25, 2020 meeting by Steven Castronova. Second by Linda.

All in favor. None opposed.

ADJOURNMENT at 6:54 PM

Next regular meeting July 28, 2020 at 7:30 p.m.

Respectfully submitted by,

Deidre Ellis, Secretary
Zoning Board of Adjustment