

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
June 23, 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: Jun 23, 2020 07:30 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
<https://zoom.us/j/98671789740?pwd=dVl2UDRsSm9HcmZrSoJiNjMzRmdsZz09>  
Meeting ID: 986 7178 9740  
Password: 115955  
Dial by your location  
+1 929 205 6099 US (New York)  
Find your local number: <https://zoom.us/u/acLNYffxMJ>

**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 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

### 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: 6/27/2020**

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.)

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

**Complete: 12/6/2019**  
**Deadline: 7/3/2020**

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.

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

### NEW APPLICATIONS

**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.)

**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**

**LITIGATION**

None

**APPROVAL OF MINUTES**

June 11, 2020 Special meeting

**ADJOURNMENT**

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

**Location To Be Announced**