

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
June 28, 2022  
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.*

**PLEDGE**

**ROLL CALL**

*Regular Members:* Linda Connolly, Russell Curving, Frank Curcio, Daniel Jurkovic, Arthur McQuaid, Peter McGuinness  
*Chairman:*  
*Alternates:* Michael DeJohn, Matthew Conlon  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* Kenneth Ochab, Kenneth Ochab Assoc., LLC  
*Board Engineer:* Patrick D. McClellan, P.E., MCB Engineering

- **Oath of Office for Michael DeJohn**
  
- **Nomination of Chairman and Vice Chairman**

**I. MEMORIALIZATIONS**

**RESOLUTION 10-2022  
MARK & EMMA SCALFANI  
BULK VARIANCE ZB 06-21-11  
BLOCK 4201 LOT 4  
67 Lake Park Terrace LR Zone**

***Decided:*** Approval for construction of a GARAGE in the front of the house.  
***Approved:*** May 24, 2022  
***Eligible to vote:*** Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady

**RESOLUTION 11-2022  
KENNETH AND LAURA TRUMPER  
BULK VARIANCE ZB 03-22-04  
Block 9302 Lot 11  
80 Starlight Road, R3 Zone**

***Decided:*** Approval to install a 6 foot fence along the front property line.  
***Approved:*** May 24, 2022

**Eligible to vote:** Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady

**HOLY INSTITUTION PANAGIA SOUMELA, INC.**  
**PRELIMINARY AND FINAL SITE PLAN, BULK AND USE VARIANCE**  
**ZB 01-21-02**  
**Block 6404 Lot 10, CC Zone**  
**253 Marshall Hill Road**

**Decided:** Approval for the expansion of an existing House of worship, including addition, construction of a pavilion, bath house and storage sheds.

**Approved:** May 24, 2022

**Eligible to vote:** Linda Connolly, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Russell Curving, Michael DeJohn, Robert Brady

**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

## **II. CARRIED APPLICATIONS**

**JOHN SARKISIAN**  
**ZB 08-21-13**  
**41 Greenbrook Drive**  
**Block 6710 Lot 4, R-1**

**CLARIFICATION for Resolution 21-2019 regarding height of an already approved garage.**

**Eligible to vote:** Russell Curving, Linda Connolly, Frank Curcio, Arthur McQuaid, Michael Gerst, Michael DeJohn

**IRE LLC. (Moove In Self Storage)**  
**11 White Road, CC Zone**  
**Block 6902 Lot 17**  
**BULK AND USE VARIANCE ZB 03-22-03**  
**PRELIMINARY AND FINAL SITE PLAN**

**COMPLETE: April 25, 2022**  
**DECISION: August 23, 2022**

**SEEKING:** Approval for the expansion of an existing non-conforming use, with bulk variances requested for front yard setback, where 50 feet is required, 38.8 feet exist and 25.3 feet is proposed; rear yard setback where 50 feet is required, 69 feet exists and 37.7 feet is proposed; and impervious coverage where 60% is required, 71% exists and 75% is proposed for the expansion of an existing self-storage facility.

**Previous Testimony at May 24, 2022 meeting**

**Eligible to vote:** Linda Connolly, Matthew Conlon, Russell Curving, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael DeJohn

### III. NEW APPLICATIONS

#### ROBERT EVANS

1252 Greendale Drive

Block 16808 Lot 4 R4 Zone

BULK VARIANCE ZB 04-22-05

#### SEEKING:

Side yard setback where 50 feet is required, 85 feet is proposed/existing

Rear yard setback where 50 feet is required, 20 feet is proposed/existing (rear shed)

Distance to other buildings where 20 feet is required and 0 feet is proposed/existing

Accessory building coverage where 1500 square feet is permitted and 660 square feet is proposed  
**for two existing accessory sheds.**

**COMPLETE: June 8, 2022**

**DECISION: October 6, 2022**

#### FERDINAND (FRED) DeMARCO

21 Laramie Trail

Block 505 Lot 6 LR Zone

BULK VARIANCE ZB 05-22-07

#### SEEKING:

**Front yard and accessory building coverage where 3% is required 1.9% exists and 5.43% is proposed to construct a 14.33 foot x 26 foot one car garage in the front yard and a 26 foot x 10 foot attached carport including a 6 foot x 6 foot porch located to the right of the garage.**

#### Existing non-conformities

Lot area where 20,000 sf is required and 11,654 exists

Lot Frontage where 120 feet is required and 100 feet exists

Lot width where 120 feet is required and 100 feet exists

Lot depth where 150 feet is required and 117 feet exists

Front yard where 40 feet is required and 37.2 feet exists

Side yard (left) where 30 feet is required and 10.7 feet exists

Side yard (right) where 30 feet is required and 57.6 exists \*

Rear yard where 60 feet is required and 28.7 feet exists

Building lot coverage where 10% is required and 12.12% exists

**COMPLETE: June 17, 2022**

**DECISION: October 15, 2022**

### IV. DISCUSSION

### V. APPROVAL OF INVOICES

### VI. APPROVAL OF MINUTES

May 24, 2022

### VII. COMMUNICATIONS

Resignation of Robert Brady

### VIII. LITIGATION

Grischuk vs Board of Adjustment Update (Ward ZB08-19-16)

### IX. ADJOURNMENT

**Next Regular Meeting August 23, 2022 at 7:30 p.m.**