

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
May 24, 2022
7:30 p.m.
VIRTUAL MEETING-VIA ZOOM**

**Zoning Board of Adjustment Regular April Meeting
May 24, 2022 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

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

OATH OF OFFICE

Matthew Conlon

ROLL CALL

Regular Members: Linda Connolly, Russell Curving, Frank Curcio, Daniel Jurkovic, Arthur McQuaid, Peter McGuinness
Chairman: Robert Brady
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

I. MEMORIALIZATIONS

**GARY ZIELINSKI
USE VARIANCE ZB 02-22-2
BLOCK 603 LOT 8,9
24 Witte Road LR Zone**

Decided: Approval of elimination of a lot line between two existing lots, creating 1 lot with 2 dwellings.
Approved: April 26, 2022
Eligible to vote: Linda Connolly, Arthur McQuaid, Frank Curcio, Russell Curving, Pete McGuinness, Michael DeJohn, Robert Brady

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

II. NEW APPLICATIONS

MARK & EMMA SCALFANI

ZB 06-21-11

67 Lake Park Terrace LR Zone

BLOCK 4201 LOT 4

BULK VARIANCE

SEEKING: Front yard setback where 40 feet is required, 48.88 exists and 24.8 is proposed.
Side yard setback (L) where 30 feet is required, 12.1 feet is existing, 12.1 feet proposed,
Side yard setback (R) where 30 feet is required, 13.31 feet existing and 13.3 feet proposed,
Building lot coverage where 10% is permitted, 17.4% is existing 23.2% is proposed for construction of a 20 x 20 GARAGE in the front of the house.

KENNETH AND LAURA TRUMPER

ZB 03-22-04

80 Starlight Road, R3 Zone

Block 9302 Lot 11

BULK VARIANCE (Fence)

SEEKING: Approval to install a six (6) foot fence along the front property line where four (4) feet is permitted and no fence exists.

HOLY INSTITUTION PANAGIA SOUMELA, INC.

ZB 01-21-02

253 Marshall Hill Road

Block 6404 Lot 10, CC Zone

BULK AND USE VARIANCES

PRELIMINARY AND FINAL SITE PLAN

SEEKING: Use variance approval for the expansion of an existing non-conforming house of worship, including addition, as well as construction of a pavilion, a bath house and a storage sheds. Bulk variances setbacks between accessory buildings, specifically the pavilion being 6.2 feet from the house of worship where 20 feet is required; the bathhouse being 15.5 feet from the storage sheds where 20 feet is required; and the storage sheds being 15.5 from other storage shed where 20 feet is required.

IRE LLC. (Moove In Self Storage)

ZB 03-22-03

11 White Road, CC Zone

BULK AND USE VARIANCE

PRELIMINARY AND FINAL SITE P LAN

SEEKING: Use variance approval for the expansion of an existing non-conforming self-storage facility and/or a use not otherwise permitted and the construction of two (2) new "generation one"

storage buildings with roll-up doors. The expansion will add approximately 12,800 square feet of new building area. Additionally, bulk variances relief 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; for maximum building coverage where 25% is permitted, 12.95% is existing, and 28 .2% is proposed; as well bulk variance relief for impervious coverage where 60% is permitted, 71% exists and 75% is proposed for the expansion of an existing self-storage facility.

III. DISCUSSION

Future meeting in person / zoom
Steve

IV. APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and Approval of Professional Invoices
Discussion of Billing by the Board Professionals

V. COMMUNICATIONS

VI. LITIGATION

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

VII. APPROVAL OF MINUTES

April 26, 2022

VIII. ADJOURNMENT

Next Regular Meeting June 28, 2022 at 7:30 p.m.