

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
October 24, 2023
7:00 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: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Arthur McQuaid
Chairman: Frank Curcio
Alternates: Stacy-Ann Webb, Daniel Goodsir
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

I. MEMORIALIZATIONS

RESOLUTION 18-2023

ZB 03-23-06

Paul & Renata Pflug

40 Gould Road

Block 10102 Lot 14 Zone R4

APPROVED BULK VARIANCE

Side yard setback (R) 30 feet is required, 19.1 is proposed

Side yard setback (L) 30 feet is required, 28.2 is proposed

For the construction of an accessory deck and covered porch.

Eligible to vote: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

Complete: May 18, 2023

Decided: September 26, 2023

RESOLUTION 19- 2023

ZB 07-23-15

David Grycmacher

16 Walker Ave

Block 13809 Lot 14 Zone LR

APPROVED BULK VARIANCE

Side Yard Setback, 30' is required, 10.97 is proposed

Building Coverage, 10% is permitted, 14.75% exists and 23.2% is proposed to build an attached garage addition with 2nd floor bonus room to an existing house.

Eligible to vote: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

Complete: August 28, 2023

Decided: September 26, 2023

II. CARRIED APPLICATIONS

ZB 04-23-08

Hagop Kiledjian

71 Fairview Ave

Block 1802 Lot 5 Zone LR

SEEKING BULK VARIANCE

Side Yard Setback, 10 feet required, 0 proposed

*(existing)

Distance from other building, 15 feet required, 7 proposed

*

Front Yard Setback, 40 feet is required, 14.6 proposed

*

Accessory Building Coverage 3% required, 4.8% proposed

*

For an accessory garage in the front yard constructed without a permit.

Previous testimony August 22, 2023

Present: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Frank Curcio, Russell Curving, Peter McGuinness, Arthur McQuaid

Also Present: Stacy-Ann Webb, Daniel Goodsir

*The Applicant must provide an updated survey and architectural plans showing a fire wall for the shed.

Complete: June 14, 2023
Extended Deadline: January 10, 2024

III. NEW APPLICATIONS

ZB 06-23-14

Marc & Tara Lenoir

583 Snake Den Road

Block 11101 Lot 23.02 Zone R-4

SEEKING BULK Variance

Side yard setback – 60' is required, 22' is proposed to construct a 498 square foot garage addition to the existing garage for antique car storage and walk up storage.

Complete: August 24, 2023
Deadline: December 22, 2023

ZB 06-23-13

Patrick Zedzian

2 Durant Road

Block 3601 Lot 8 Zone R-1

SEEKING USE Variance for an existing pole barn where no principal structure exists.

SEEKING BULK Variance(s) for an oversized existing pole barn where 800 sq ft is permitted, 975 sq ft exists, 2 sheds up to 100 sq ft each and an existing shipping container, 200 sq ft is permitted.

Complete: September 14, 2023
Deadline: January 5, 2024

IV. DISCUSSION

2024 Zoning Board meeting dates.

V. APPROVAL OF INVOICES

VI. APPROVAL OF MINUTES September 26, 2023

Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

*** Next Regular Meeting November 28, 2023 at 7 p.m. ***

VII. ADJOURNMENT